

GLENN COUNTY

Planning & Public Works Agency

P.O. Box 1070 / 777 N. Colusa Street
Willows, CA 95988
530.934.6530 Fax 530.934.6533
www.countyofglenn.net



Loren and Ronelle Bouldin
7439 Capay Ave.
Orland, CA 95963

September 5, 2017

RE: Administrative Permit 2017-008
APN: 037-130-012
Approval Notice

Dear Landowners:

The application for an Administrative Permit for a second residence in the "AE-40" (Exclusive Agriculture) zoning district is an allowed use under the Glenn County Code.

On September 5, 2017, the Glenn County Planning & Public Works Agency approved the requisite 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 & Public Works 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,

Hether Ward
Assistant Planner
hward@countyofglenn.net

Cc: Glenn County Building Inspector
Environmental Health

GLENN COUNTY

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STAFF REPORT

DATE: September 5, 2017

TO: Di Aulabaugh, Deputy Director

FROM: Hether Ward, Assistant Planner

RE: Administrative Permit 2017-008
Second Residence, "AE-40" Zoning District

Attachments:

1. Conditions of Approval
2. Application
3. Maps and Exhibit "A"

1 PROJECT SUMMARY

Ronelle and Loren Bouldin have applied for an Administrative Permit to locate a 1,056 square foot second residence with overall dimensions of 24 feet by 44 feet on Assessor's Parcel Number 037-130-012. According to the site plan, the current residence at 7439 Capay Ave., Orland, is located approximately 69 feet north of the proposed residence.

The project site is located on the south side of Capay Avenue, east of 5th Ave., north of County Road 8, and west of 4th Ave., northeast of the City of Orland, in the unincorporated area of Glenn County, California. The parcel is zoned "AE-40" (Exclusive Agriculture, 36-acre minimum parcel size) and is designated "Intensive Agriculture" in the Glenn County General Plan.

1.1 RECOMMENDATIONS

Staff recommends that the Deputy Director find that this project qualifies as a statutory exemption within section 15268 of the California Environmental Quality Act.

Staff also recommends that the Deputy 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 second residences with an approved Administrative Permit. Parcels in this area of Glenn County are served by individual wells and septic disposal systems.

2.1 ENVIRONMENTAL DETERMINATION

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 "Intensive Agriculture" in the Glenn County General Plan and is zoned "AE-40" (Exclusive Agriculture, 36-acre minimum parcel size). The project site currently has one residence and the proposed second residence is a permitted use within the "AE-40" zone with approval of an Administrative Permit (Glenn County Code Chapter 15.330.050.A). The

project is consistent with surrounding land use because the area consists of rural residential uses and nearby agricultural zoning. The proposal is consistent with zoning and the General Plan.

Uses Permitted With an Administrative Permit (Glenn County Code §15.330.050):

In accordance with §15.330.050(A), a Second residence per each parcel of land is permitted if an administrative permit has first been secured (refer to minimum residential construction standards).

Purpose (Glenn County Code §15.330.010):

The exclusive agricultural zoning classification is established to preserve the maximum amount of the limited supply of agricultural land which is necessary in the conservation of the County's economic resources and vital for a healthy agricultural economy of the County, to eliminate the encroachment of land uses which are incompatible with the agricultural use of land, to prevent the unnecessary conversion of agricultural land to urban uses and to provide areas for both intensive and extensive agricultural activities. The proposal of the agricultural storage building is consistent with surrounding land use because the area consists of agricultural uses and existing agricultural related structures. The proposal will not adversely affect surrounding uses in the area and will not adversely affect the General Plan.

2.2.1 "AE-40" Exclusive Agricultural (Glenn County Code Chapter 15.330):

Site Area (Glenn County Code §15.330.020):

The minimum parcel size for the "AE-40" zone is 36-acres. Although the parcel (5.02± acres) does not meet the 36-acre minimum, the site is adequate in size and shape to accommodate the proposed project.

Maximum Building Height (Glenn County Code §15.330.060)

The proposed height of the residence is approximately 15 feet 5 inches; therefore, it will not exceed the maximum height of thirty-five feet for residential structures as stated in Glenn County Code §15.330.060.A.

Minimum Distance Between Structures (Glenn County Code §15.330.070):

The current residence is approximately 69 feet north of the proposed residence. The Building Inspection Division will not issue a building permit if it is found not to be in compliance with building and fire codes.

The fire protection regulations of the affected fire district shall be complied with. This project will be required to comply with the regulations of the Capay Protection District.

Minimum Yard Requirements (Glenn County Code §15.330.080)

The plot plan depicts the proposed 2nd residence at 35 feet from the west property line, and exceeds 35 feet from the north, east and south property lines. Therefore, the second residence as proposed on the site plan meets the required minimum yard setbacks of thirty feet for the front yard, twenty-five for side yard, and twenty-five feet for the rear yard.

Based on the information as provided in the application and site plan the proposal is consistent with Glenn County Code.

2.2.2 Minimum Residential Construction Standards (Title 15 Unified Development Code)

Standards (Glenn County Code §15.590.020):

- A. *All dwelling units shall be at least fourteen feet in width or diameter (excluding eaves) and at least seven hundred square feet in gross floor area.* The overall maximum dimensions of the proposed residence are 24 feet by 44 feet and the maximum gross floor area is 1,056± square feet; therefore, the proposed residence will exceed the minimum width and the minimum square footage.
- B. *Mobile homes shall be certified under the National Manufactured Home Construction and Safety Standards Act of 1974 and be at least constructed after 1979. All mobile homes on engineered Tie-down Systems shall have skirting approved by the building inspection division to be installed within sixty (60) days from the date of issuance of the Certificate of Occupancy by the building inspection division.* The proposed residence is a mobile home and is a 2017 model. The Glenn County Building Inspection Division will ensure that the mobilehome meets this standard.
- C. *All units shall be attached to a permanent foundation or permanent foundation system, pursuant to Health and Safety Code Section 18551. A mobile home used for a watchman or caretaker, who is employed by an on-going business on that parcel, in any commercial or industrial zone shall not be required to be attached to a permanent foundation system.* The proposed residence will be placed on a permanent foundation system.
- D. *All units shall be designed so that exterior walls look like wood or masonry or stucco regardless of their actual composition and must be framed with a minimum of two inch by four inch studs.* The exterior walls of the proposed residence will be composed of wood panel siding. The walls will be framed with 2 inch by 6 inch studs.
- E. *The roofing materials shall be designed to look like composition roofing, tile, shakes, shingles, or tar and gravel, or architectural metal roof sheathing with factory applied color coatings.* The roofing material of the proposed residence will be composed of composition shingle.
- F. *Unit siding shall extend to the ground level (wood excluded) except that when a solid concrete or masonry perimeter foundation is used, then siding need only extend one and one-half inches below the top of the foundation.* The Glenn County Building Inspection Division will verify that this standard is met.
- G. *The slope of the main roof shall not be less than two (2) inches of vertical rise for twelve (12) inches of horizontal run. Ramadas encompassing manufactured housing shall be prohibited.* The slope of the roof will have 3 inches of vertical rise for every 12 inches of horizontal run.
- H. *All units shall have a perimeter roof overhang perpendicular to the axis of the roof line of not less than one foot measured from the vertical side of the home.* The proposed residence will have a perimeter roof overhang length of 12 inches.

Exceptions (Glenn County Code §15.590.050):

As provided with the below codes, there are no exceptions requested with this proposal.

- A. *The planning director may waive the requirements of subsections 15.590.020 (F), (G) and (H) of this chapter when additions to existing dwellings without pitched roofs or roof overhangs are proposed, or when a proposed new dwelling has an architectural design or style including but not limited to the French mansard, pole houses, domes or California mission styles. This is not applicable because the applicants are not requesting a waiver.*
- B. *Travel Trailers and mobile homes not meeting the above standards and mobile homes or manufactured housing home 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 mobile home meets the required minimum residential standards.*
- C. *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 is a 2017 model and meets all of the applicable requirements of Section 15.590.020 of the Glenn County Code. The Building Inspector will confirm compliance prior to the final building inspection.*
- D. *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 is new and is not being relocated from one Glenn County property to another.*

2.3 GENERAL PROVISIONS

Flood Zone Designation:

The project site lies within Flood Zone “X” (unshaded) according to Flood Insurance Rate Map (FIRM) No. 06021C0200D, dated August 5, 2010, issued by the Federal Emergency Management Agency (FEMA). Flood Zone “X” (unshaded) consists of areas of minimal risk outside 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 proposal is required to comply with all domestic well and sewage disposal system regulations prior to issuance of a building permit.

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 in all affected federal, state, and local agencies.

5 FINDINGS

As a matter of policy, administrative permits are approved after the Director makes findings similar to those required of a Conditional Use Permit. Findings are listed within Section 15.220.020 of the Glenn County Code.

Finding 1

The proposed use at the particular location is necessary or desirable in providing a service or facility, which will contribute to the general well-being of the public. The proposed residence will contribute to the County's housing stock. The location is desirable because the parcel has sufficient area to accommodate the proposed use.

Finding 2

The second residence will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity. The proposed use is compatible with the existing land use in the area. The second residence meets all required zoning standards. The Building Division and Environmental Health will verify that all applicable health and safety codes are met.

Finding 3

The site for the proposed second residence is of sufficient size and shape to meet all of the yards, setbacks, and other features required herein, as shown on the site plan provided with the application.

Finding 4

The Administrative Permit will not adversely affect the General Plan of Glenn County in that it will meet all land use and zoning requirements.

CONDITIONS OF APPROVAL

Administrative Permit 2017-008

APN: 037-130-012

Single-family (second) residence in the "AE-40" (Exclusive Agriculture) zoning district.

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 & Public Works 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: _____

Ronelle Bouldin, Applicant

Date

ADM _____

GLENN COUNTY
PLANNING AND PUBLIC WORKS 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: Ronelle Boudin
Mailing Address: 7439 CAPAY AVE ORLAND, CA 95963
Phone: (Business) 530 934 1565 (Home) 530 624-3390
Fax: _____ E-mail: racegirl_3@hotmail.com

2. Property Owner(s):

Name: RONELLE BOUDIN & LOREN BOUDIN
Mailing Address: 7439 CAPAY AVE ORLAND CA 95963
Phone: (Business) 530 934 1565 (Home) 530 624 3390
Fax: _____ E-mail: racegirl_3@hotmail.com

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

Name: Frank Loren Boudin
Mailing Address: 7439 CAPAY AVE ORLAND CA
Phone: (Business) 530 513 2964 (Home) _____
Fax: _____ E-mail: Sixpointstar03@yahoo.com

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: _____

Mailing Address: _____

5. Request or Proposal: MODULAR HOME ADDED TO
PROPERTY

6. Address and Location of Project: 7439 CAPAY AVE ORLAND, CA

7. Current Assessor's Parcel Number(s): 037130012-9

8. Existing Zoning: _____

9. Existing Use of Property: SINGLE FAMILY DWELLING

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

11. Please provide the following building information:

Height of structure: 15' 5"

Pitch of roof: 3 12

Dimensions: 24 ' x 44 ' , _____ ft²

Siding material: WOOD SHINGLES HARDY BOARD

Roof material: COMPOSITE SHINGLE

Exterior stud size: 2x6

Roof overhang length: 12"

Mobile home: Yes ☒ No ☐

Model Year: 2017

Model Number: _____

Manufacturer: SKYLINE CORP

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: RBowdin

Print: Ronnie Bowdin

Date: 8/21/17

Address: 7439 Capay Ave 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: RBowdin [Signature]

Print: Ronnie Bowdin & Corin Bowdin

Date: 8/21/17

Address: 7439 Capay Ave ORLAND, CA 95963

CLOS ENCLOSED

2016-0183

Recorded at the request of:
TIMIOS TITLE COMPANY

01/14/2016 02:24 PM
Fee: \$17.00 Pgs: 2

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

**After Recording Return And
Mail Tax Statements To:**

LOREN BOULDIN
RONELLE R. BOULDIN
7439 CAPAY AVENUE
ORLAND, CA 95963

SPACE ABOVE THIS LINE FOR RECORDER'S USE A.P.N. NO. 037-130-012-9

GRANT DEED

The undersigned grantor(s) declare(s):

City transfer tax is \$0.00

County Transfer Tax is \$0.00

Monument preservation fee is \$0.00

() 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 WILLOWS, and

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
RONELLE R. BOULDIN, WHO ACQUIRED TITLE AS RONELLE R. KNOUSE, AN UNMARRIED WOMAN
AND LOREN BOULDIN, A MARRIED MAN, WHO ACQUIRED TITLE AS AN UNMARRIED MAN, AS
JOINT TENANTS

hereby GRANTS to LOREN BOULDIN AND RONELLE R. BOULDIN, HUSBAND AND WIFE AS JOINT
TENANTS

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

THE WEST 190 FEET OF THE EAST 20 ACRES OF LOT 75 OF THE MCINTOSH RANCH, ACCORDING TO
THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF GLENN,
STATE OF CALIFORNIA, ON MAY 6, 1909 IN BOOK 1 OF MAPS, AT PAGE 201, INCLUDING
DEDICATED HIGHWAYS.

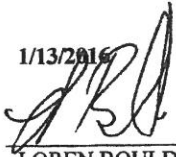
THIS DOCUMENT FILED FOR RECORDING BY
TIMIOS TITLE AS AN ACCOMODATION ONLY.
IT HAS NOT BEEN EXAMINED
AS TO ITS EXECUTION OR AS TO
ITS AFFECT UPON THE TITLE.

DocID: 719

2016-0183 1 of 2



1/13/2016



LOREN BOULDIN



RONELLE R. BOULDIN

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.

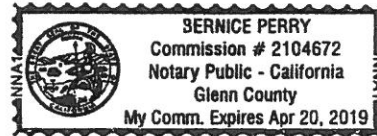
State of GLENN
County of GLENN

On 1-14-, 20 16, before me, Bernice Perry, a notary public, personally appeared, LOREN BOULDIN AND RONELLE R. BOULDIN, 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 of Notary Public

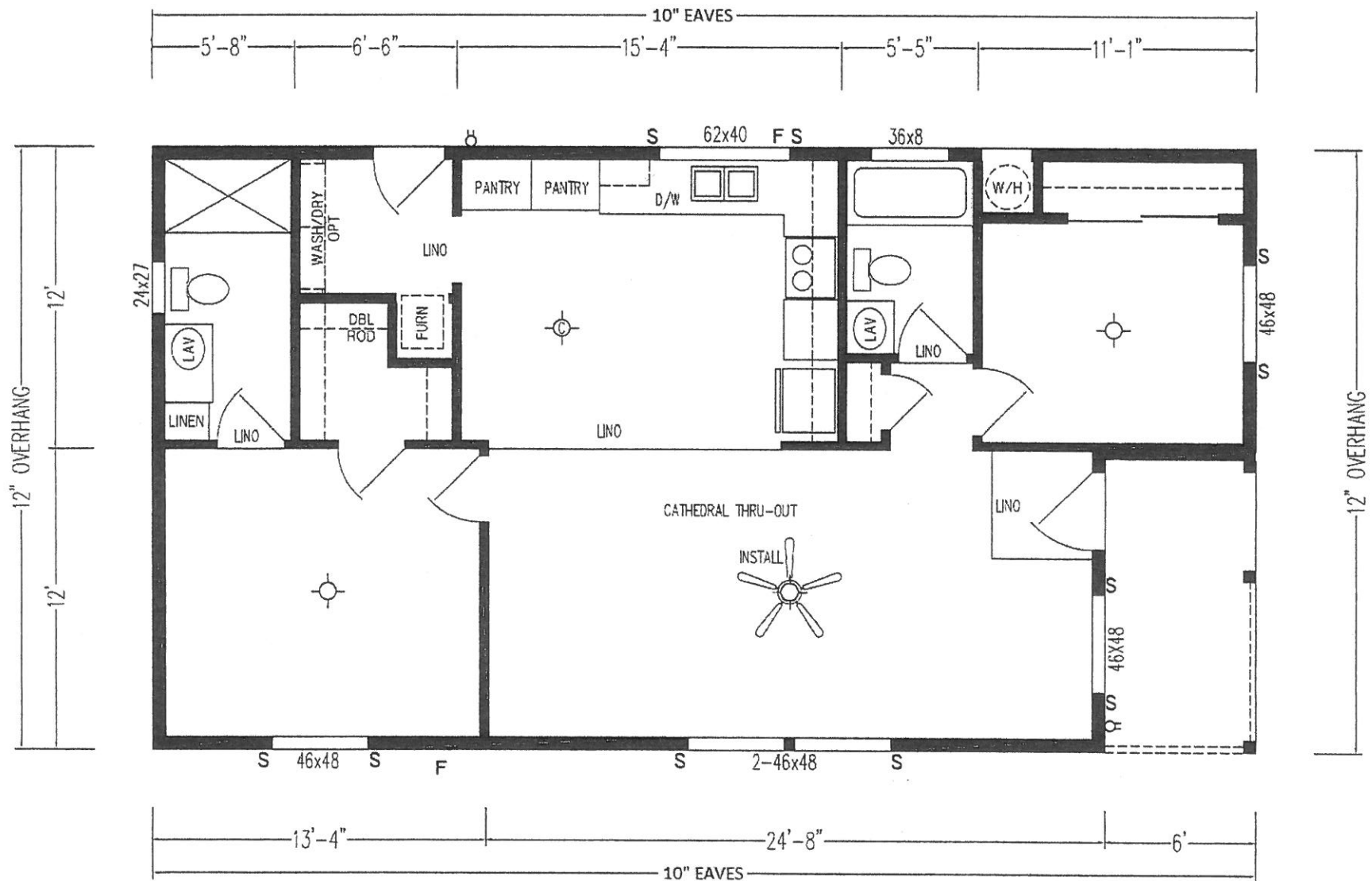


(Notary Seal)

DocID: 719

2016-0183 2 of 2





NOT AN ENGINEERED PRINT

6/16/17

DIVISIONS				
111	341	552	N	CHANGE HALL CLOSET FROM WS TO J-LS
112	344	553	W	CHANGE VOB336.322TL TO VOB36352TL & BSC033024 TO BSC033524
115	345	571	L	UPDATE TO NEW FORMAT
125 X	355	591	K	UPDATE OPT SHOWER TO 60", ADD OPT 60" SHOWER IN HALL BATH
131	528	812	J	RELOC PADLOCK FAN BOX IN LIVING ROOM TO CENTER OF WINDOWS
143	531		I	REV KITCHEN COUNTER ELEC
163	535		H	UPDATE LIGHT OVER THE KITCHEN SINK
171	536		BOX LENGTH	
181	538		DESCRIPTION	
			44'	CG CHICO - BOULDIN

SKYLINE

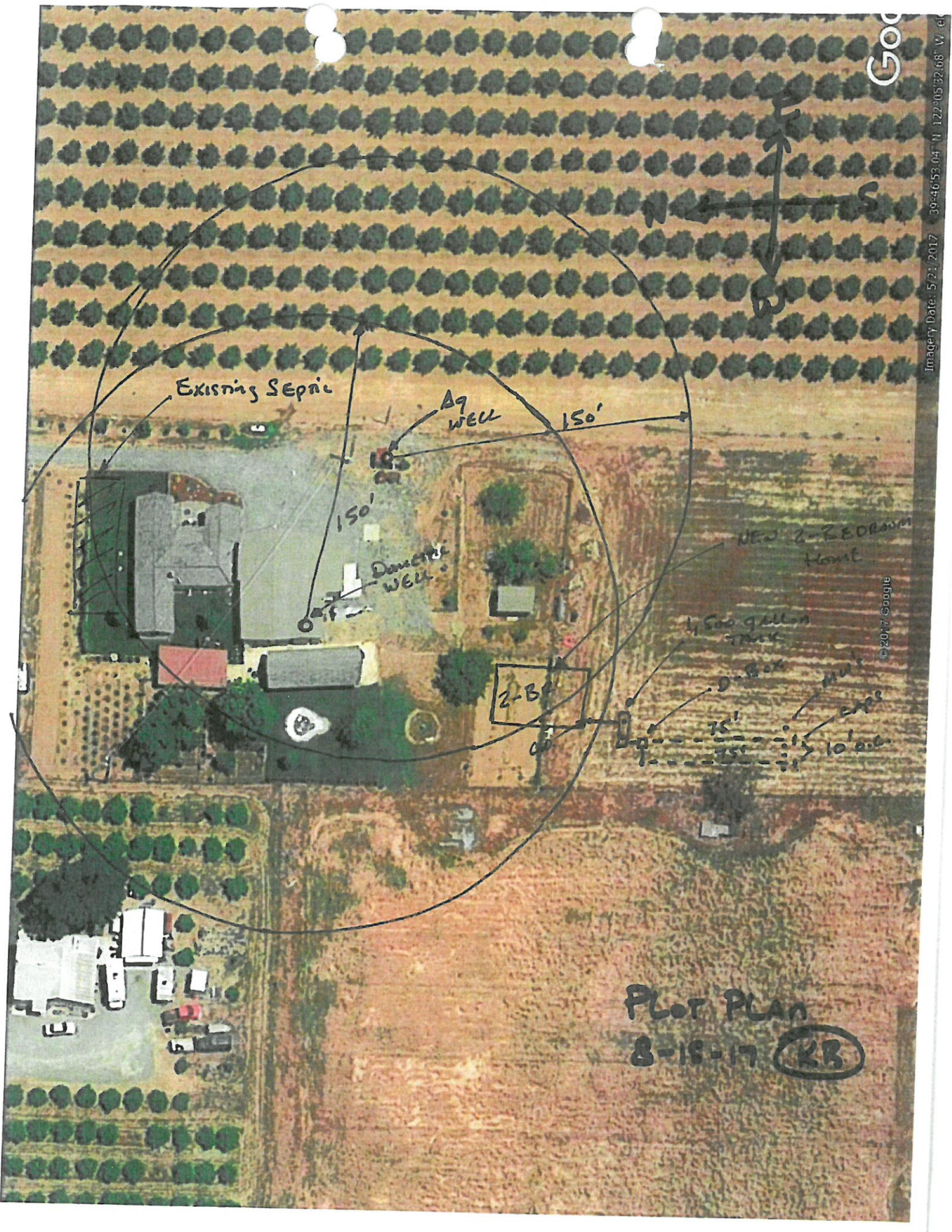
DRAWN BY: J WIND ZONE 15#

DATE: 11/18/13 ROOF ZONE S.W.N

SHEET 1 OF 1

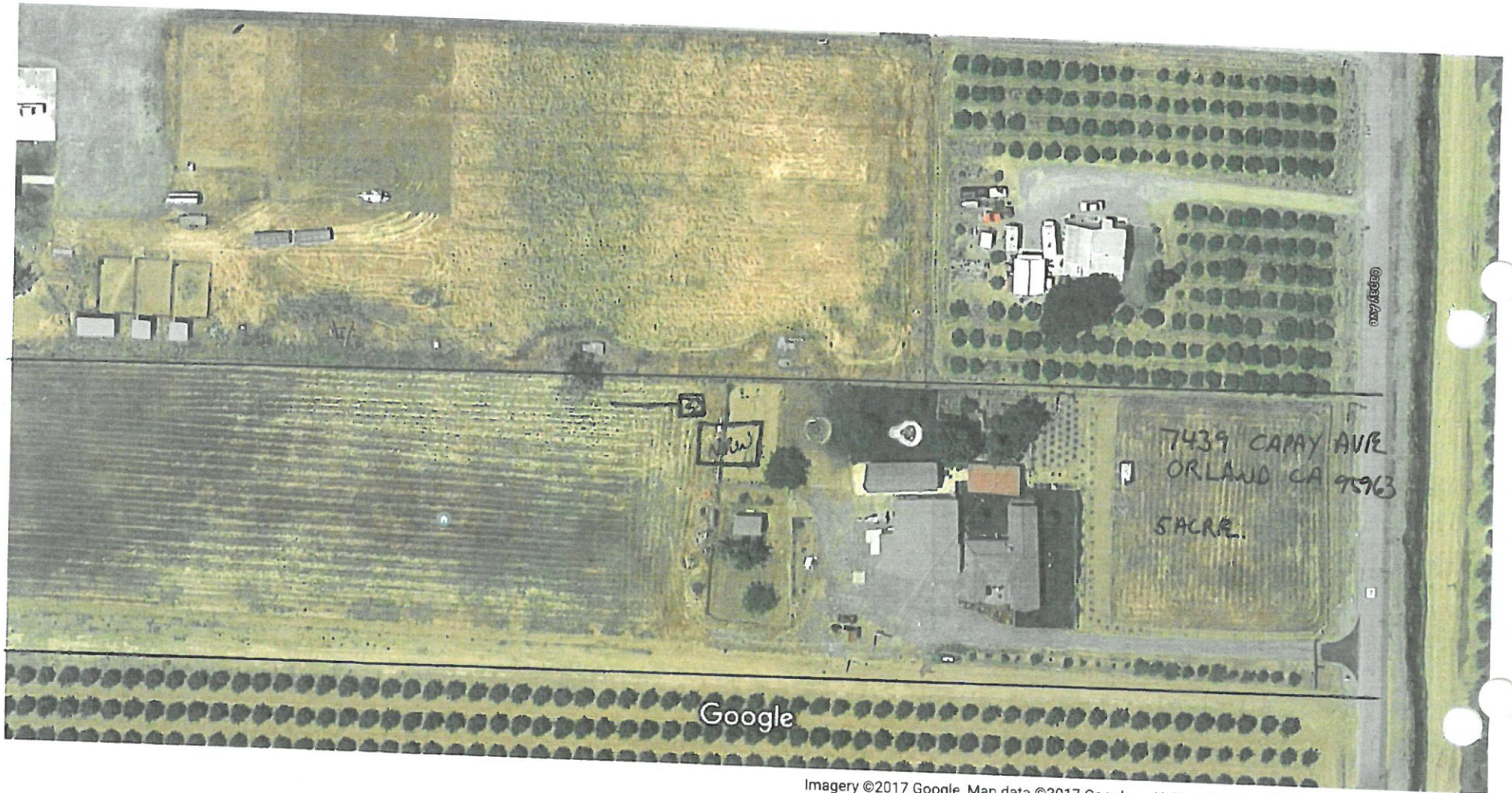
DRAWING NUMBER

24-01869 3700-CT



PLOT PLAN
8-15-17 **KB**

Google Maps

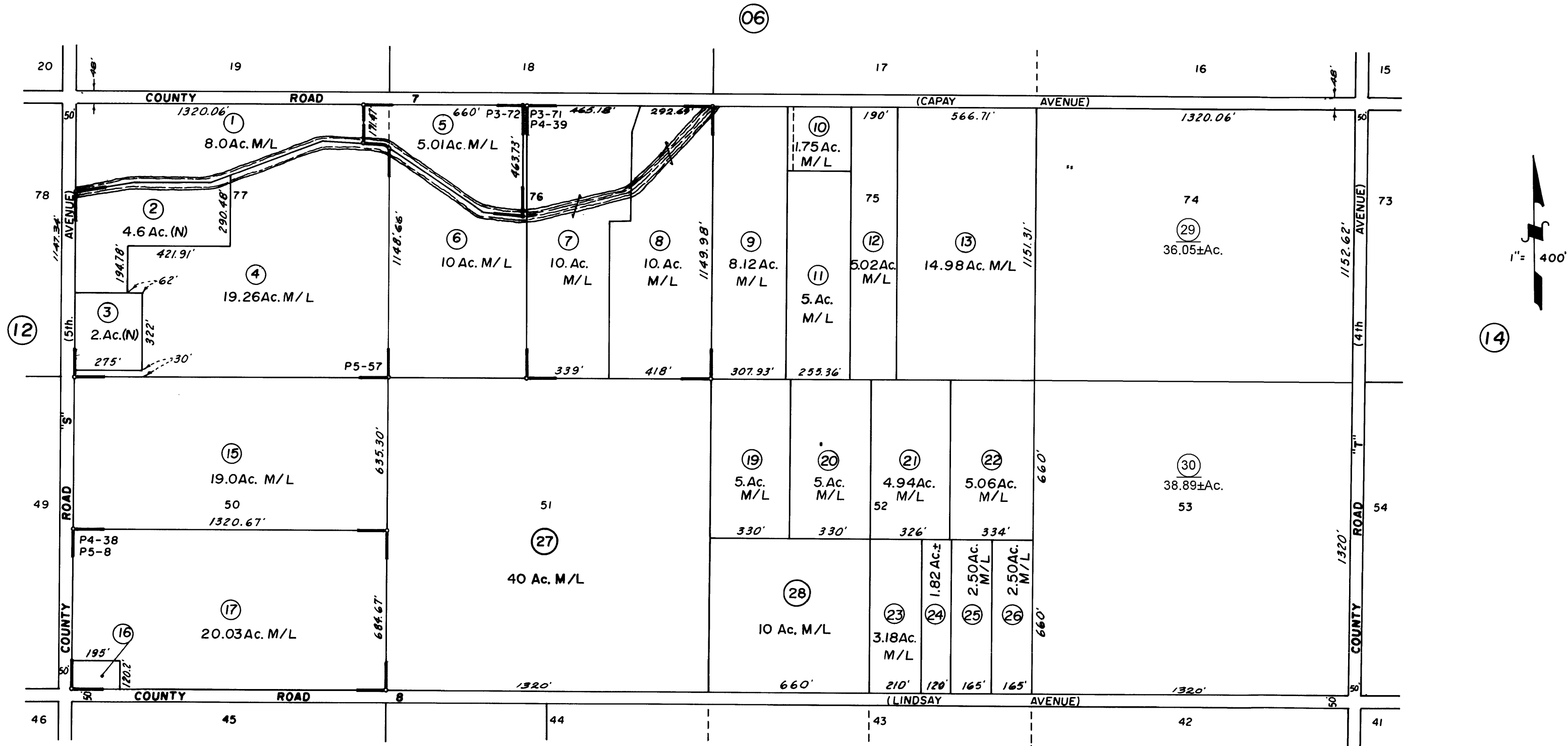


Imagery ©2017 Google, Map data ©2017 Google United States 50 ft

M^CINTOSH RANCH

37-13

This map is for assessment purposes only. All acreages are more or less.



M. & S. Bk. 1, Pg. 201 - M^CIntosh Ranch
 P.M. Bk. 3, Pg. 71 & 72; Bk. 4, Pg. 38 & 39; Bk. 5, Pg. 8 & 57
 M. & S. Bk. 14, Pg. 79

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

Assessor's Map Bk. 37 Pg. 13
 County of Glenn, Calif.

2013

S - SEPTIC

B - BROODER

C - CHICKEN COOP

H - HOUSE

DW - DOMESTIC WELL

W - WELL - AG

DA - DOG HOUSE

NEW ADDITION IS 24 X 44

2 BRD ROOM 2 BATH.

PROPOSED S IS APPROX 160' FROM DW
S IS APPROX 185' FROM AG WELL

