

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



Gary and Debra Hubbard
4661 County Road E
Orland, CA 95963

October 31, 2017

RE: Administrative Permit 2017-010
APN: 044-270-011
Approval Notice

Dear Landowners:

The application for an Administrative Permit for a second residence in the "RE-10" (Rural Residential) zoning district is an allowed use under the Glenn County Code.

On October 31, 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

Planning & Public Works Agency

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STAFF REPORT

DATE: October 30, 2017

TO: Di Aulabaugh, Deputy Director

FROM: Hether Ward, Assistant Planner

RE: Administrative Permit 2017-010
Second Residence, "RE-10" Zoning District

Attachments:

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

1 PROJECT SUMMARY

Gary and Debra Hubbard have applied for an Administrative Permit to locate a 1,020 square feet second residence with overall dimensions of 27 feet by 44 feet on Assessor's Parcel Number 044-270-011. According to the site plan, the current residence is located at 4661 County Road E.

The site is on the west side of County Road E, north of County Road 200, east of County Road DD, south of County Road 8, and northwest of the City of Orland, in the unincorporated area of Glenn County, California. The parcel is zoned "RE-10" (Rural Residential Estate, 8.5 acre minimum parcel size) and is designated "Rural Residential" 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 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 "Rural Residential" in the Glenn County General Plan and is zoned "RE-10" (Rural Residential Estate, 8.5-acre minimum parcel size). The project site currently has one residence and the proposed second residence is a permitted use within the "RE-10" zone with approval of an Administrative Permit (Glenn County Code Chapter 15.350). 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.

Uses Permitted With an Administrative Permit (Glenn County Code §15.350.040):

In accordance with §15.350.040(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 §15.350.010)

This zoning classification is established to provide for residential development within a range of densities compatible with a rural character and life-style, to allow residential uses in areas where agriculture is clearly a secondary use, to use as a buffer zone between agricultural land and urbanized development and to provide areas for hobby farms. The proposal of the second residence is consistent with surrounding land use because the area consists of rural residential structures and agriculture. The proposal will not adversely affect surrounding uses in the area and will not adversely affect the General Plan.

2.2.1 “RE” Rural Residential Estate Zone (Glenn County Code Chapter 15.350):

Sub-Zone and Lot Area (Glenn County Code §15.350.050):

The minimum parcel size for the “RE-10” zone is 8.5 acres. The parcel is 9.76 ± acres; therefore, it meets the minimum parcel size for this zone.

Minimum Yard Requirements (Glenn County Code §15.350.060):

The plot plan depicts that the proposed 2nd residence exceeds 50 feet from all 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, fifteen feet for side yard, and twenty-five feet for the rear yard.

Maximum Building Height (Glenn County Code §15.350.070):

The proposed height of the residence is approximately 14’ 5” feet; therefore, it will not exceed the maximum height of thirty-five feet for residential structures as stated in Glenn County Code §15.350.070.A.

Minimum Distance Between Structures (Glenn County Code §15.350.080):

The current residence is approximately 170 feet east 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. This project will be required to comply with the regulations of the Orland Rural Fire Protection District.

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, Chapter 15.590):

Applicability (Glenn County Code §15.590.010):

Glenn County Code §15.590.010.A: 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 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 27 feet by 44 feet and the floor area is 1,188± 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 this standard is met.*
- 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 cement board 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 shingles.*
- 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 ensure 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):

- 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 residential standards, therefore it does not need to be put into a mobile home park.*
- 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 building permit final.*
- 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.*

2.3 GENERAL PROVISIONS

Flood Zone Designation:

The project site lies within Flood Zone “X” according to Flood Insurance Rate Map (FIRM) No. 06021C0165D, dated August 5, 2010, issued by the Federal Emergency Management Agency (FEMA). Flood Zone “X” consists of areas of minimal risk outside the 1-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.

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-10” 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

Finding 1

The proposed residence meets all applicable Glenn County codes.

CONDITIONS OF APPROVAL

Administrative Permit 2017-010

APN: 044-270-011

Single-family (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 & 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: _____

Gary or Debra Hubbard, Applicant/Owner

Date

ADM 2017 - 010

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: Gary + Debra Hubbard

Mailing Address: 4661 County Road E

City, State, Zip: Orland, CA 95963

Phone: 530-865-7303

Fax: 530-865-7303 E-mail: hubnik54@yahoo.com
call first

2. Property Owner(s):

Name: Gary + Debra Hubbard

Mailing Address: 4661 County Road E

City, State, Zip: Orland, CA 95963

Phone: 530-865-7303

Fax: 530-865-7303 E-mail: hubnik54@yahoo.com

3. Engineer/Person who Prepared Site Plan (if applicable):
- Name: Gary + Debra Hubbard
- Mailing Address: Same as above
- City, State, Zip: _____
- Phone: _____
- 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: N/A
- Mailing Address: _____
- City, State, Zip: _____
5. Request or Proposal: To install a second dwelling (caretaker home) on our property - manufactured home.
6. Address/Location of Project: 4661 County Road E, Orland, CA 95963
7. Current Assessor's Parcel Number(s): 044-270-011-000
8. Existing Zoning: RE-10
9. Existing Use of Property: Home and small farm
10. Provide any additional information that may be helpful in evaluating this proposal: _____
- _____

11. Provide the following building information:

Height of structure: 14' 5"

Pitch of roof: 3:12

Dimensions: 27 ' x 44 ', _____ ft²

Siding material: concrete hardy board semi-plank

Roof material: composition

Exterior stud size: 2x6

Roof overhang length: 12"

modular

~~Mobile~~ home: Yes ☒ No ☒

Model Year: 2017

Model Number: J233CT

Manufacturer: Skyline

DECLARATION UNDER PENALTY OF PERJURY

(Must be signed by Applicant(s) and Property Owner(s))

(Additional sheets may be necessary)

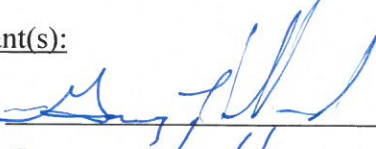




The Applicant(s) and/or Property Owner(s), by signing this application, shall be deemed to have agreed to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against the foregoing individuals 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: _____

Print: _____

Date: _____

 _____
 _____
 _____
 _____
 _____

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.

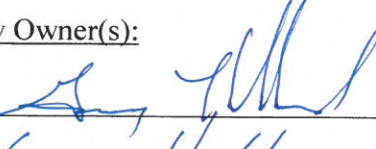
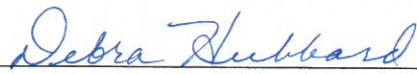
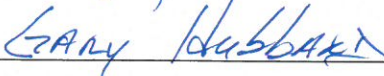
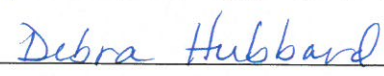
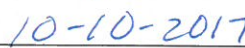
I (We) declare under penalty of perjury that the foregoing is true and correct.

Property Owner(s):

Signed: _____

Print: _____

Date: _____

 _____
 _____
 _____
 _____
 _____

RECORDING REQUESTED BY

DOCUMENTARY TRANSFER

COPIES ENCLOSED

MAIL TAX STATEMENT TO

Same address as below

TAX \$ 121.00 PAID

RECORDED IN OFFICIAL RECEIPTS
OF GLENN COUNTY, CALIFORNIA
AT THE REQUEST OF

GLENN COUNTY TITLE CO.

1990 JUL 30 AM 10:34

CAROLYN DAVIS
GLENN COUNTY RECORDER

90-3846

FEE
\$5

WHEN RECORDED MAIL TO

Name
Street
Address
City
State
Zip

Gary D. Hubbard
Rte 3, Box 3090
Orland, Ca 95963

1
Pages

ORDER NO. 50493
ESCROW NO.

RECORDERS USE ONLY

GRANT DEED (JOINT TENANCY)

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 121.00

- (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
Tax Parcel No. 0442700110

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
MARGUERITE F. ALLEN

hereby GRANT(S) to GARY D. HUBBARD and DEBRA K. HUBBARD, husband and wife,

, AS JOINT TENANTS,

the following described real property in the
County of GLENN

, State of California:

The South half of the North 20 acres of Lot 77 of the Orland Land Company's Murdock Subdivision, according to the map thereof filed in the office of the County Recorder of the County of Glenn, State of California, on February 8, 1916 in Book 4 of Maps, at page 6.

EXCEPTING THEREFROM the following:

Beginning at the Northeast corner of the above described parcel, said point being in the center of a road lying along the East side of said Lot 77, thence West, parallel with the South line of said Lot 77, 492 feet to a point, said point being the point of beginning; thence South, parallel with the East line of said Lot 77, 90 feet; thence West, parallel with the South line of said Lot 77, 95 feet; thence North, parallel with the East line of said Lot 77, 90 feet; thence East, parallel with the South line of said Lot 77, 95 feet to the true point of beginning.

Dated: June 29, 1990

Marguerite F. Allen

Pamela A. Roundy
witness

Subscribing Witness

STATE OF CALIFORNIA
COUNTY OF Glenn

SS.

On July 9, 1990 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Pamela A. Roundy, known to me to be the person whose name is subscribed to the within instrument as a witness thereto, who being by me duly sworn, deposed and said: that he resides at Orland, Ca; that she was present and saw Marguerite F. Allen personally known to him to be the person described in and whose name is subscribed to the within and annexed instrument, execute the same; and that affiant subscribed his name thereto as a witness to said execution.

WITNESS my hand and official seal.

Olivia Larrabee

Notary Public in and for said County and State

Notary Seal



FD-1E

Through the courtesy of -
Fidelity National Title
INSURANCE COMPANY OF CALIFORNIA



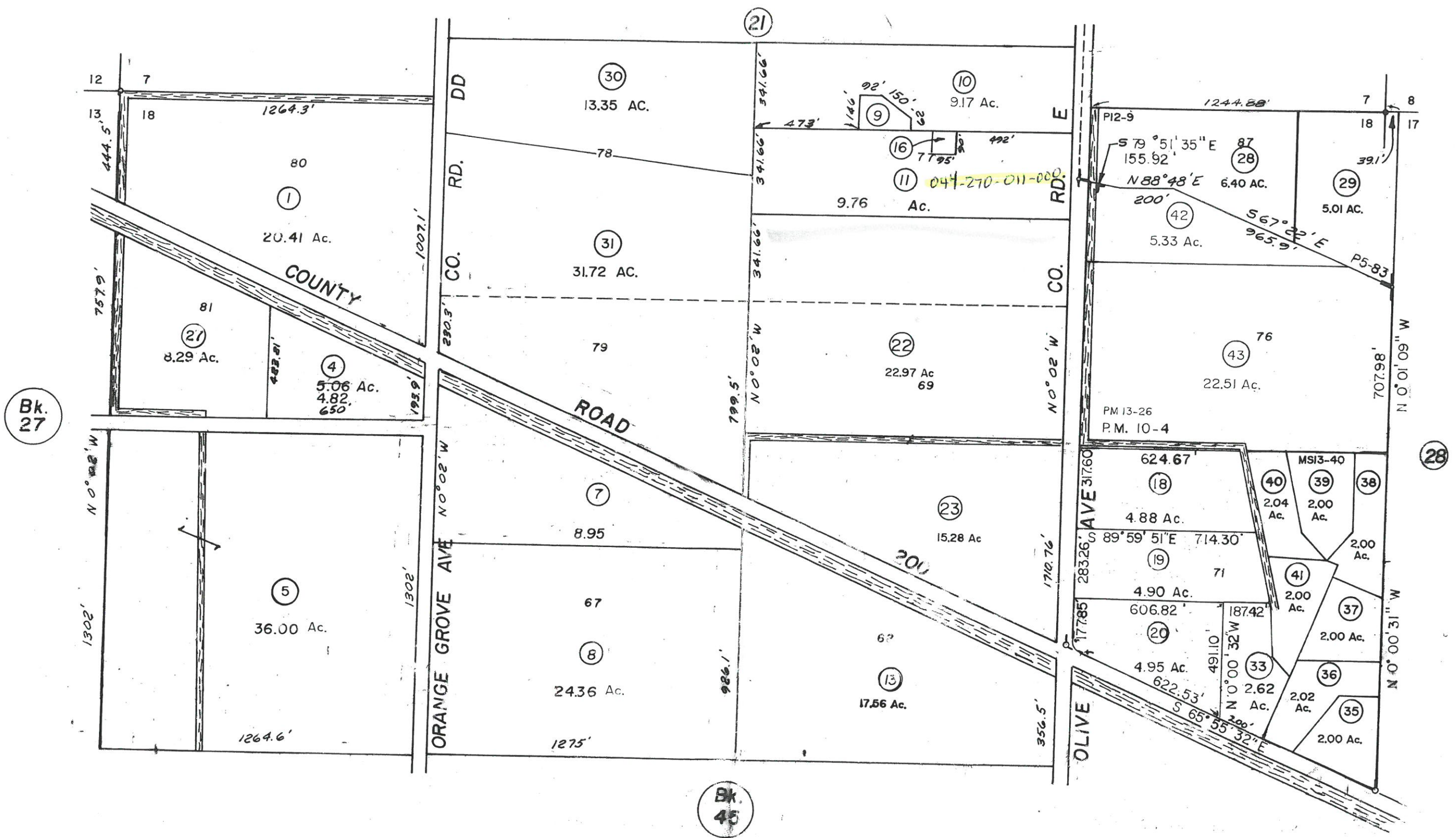
END OF DOCUMENT

90-3846

NOTE: ALL INFORMATION SHOWN ON ASSESSOR
PARCEL MAPS ARE FOR ASSESSOR'S OFFICE USE
AND DO NOT NECESSARILY CONSTITUTE LEGAL
LOTS. NO LIABILITY IS ASSUMED FOR THE
ACCURACY OF THE DATA SHOWN.

POR. ORLAND LAND COMPANY MURDOCK SUBDIVISION 8
POR. SEC. 18, T. 22N., R. 3W., M.D.B. & M.

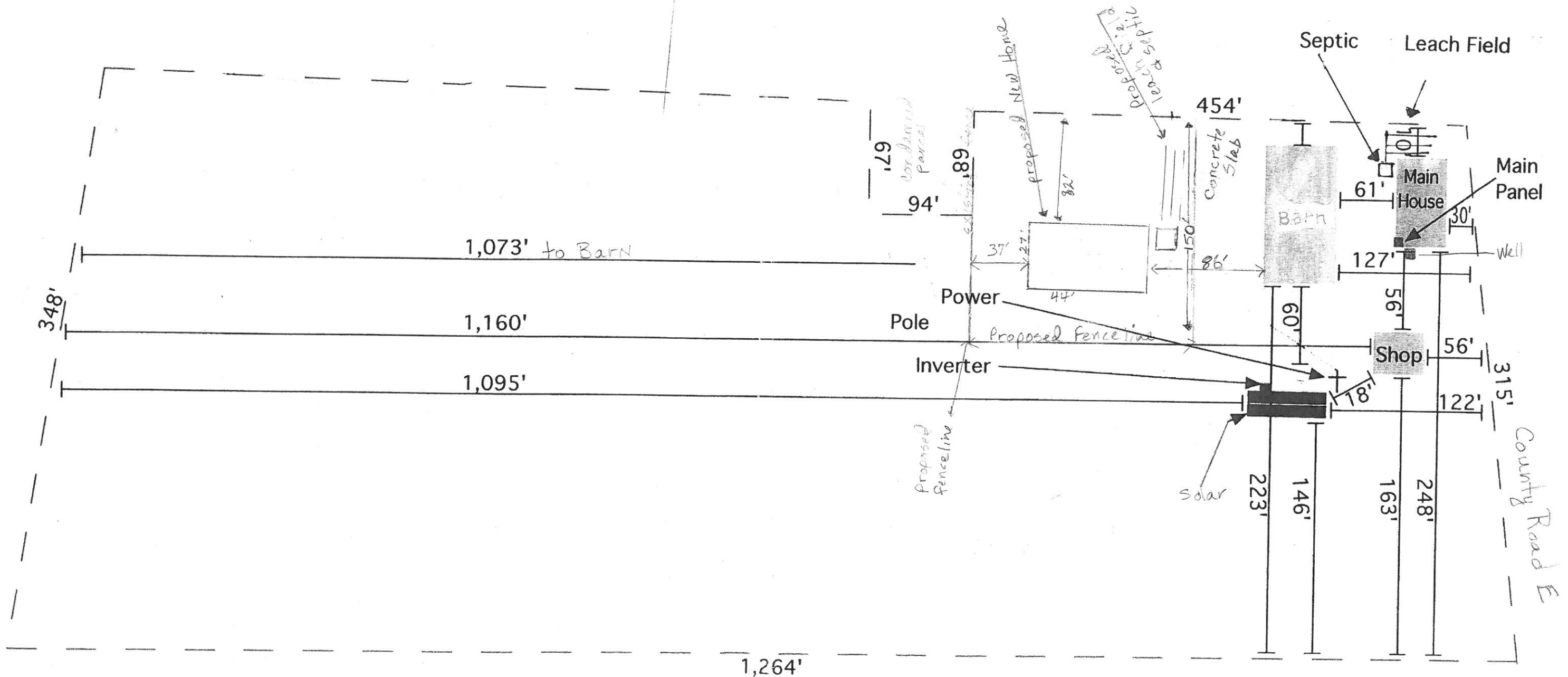
44-27



9.76 acres

Applicant: Gary + Debra Hubbard
4661 County Road E
Orland, CA 95963
(530) 865-7303
Parcel #: 044-270-011-000

SYSTEM	OWNER	ADDRESS
9.156 kW DC	Hubbard	4661 County Road E Orland, Ca 95963



Scale by actual footage