

GLENN COUNTY

Planning & Community Development Services Agency

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



James C. Jackson
6197 County Road 4
Orland, CA 95963

March 27, 2018

RE: Administrative Permit 2018-002
APN: 044-090-012
Approval Notice

Dear Landowners:

The application for an Administrative Permit for a second residence in the "AE-20" (Exclusive Agriculture) zoning district is an allowed use under the Glenn County Code.

On March 26, 2011, the Glenn County Planning & Community Development Services 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 & Community Development Services 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,

Greg Conant
Assistant Planner
gconant@countyofglenn.net

Cc: Glenn County Building Inspector
Environmental Health

GLENN COUNTY
Planning & Community Development Services Agency

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STAFF REPORT

DATE: March 27, 2018
TO: Donald Rust, Director
FROM: Greg Conant
RE: Administrative Permit 2018-002
Second Residence, "AE-20" Zoning District

Attachments:

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

1 PROJECT SUMMARY

James Jackson has applied for an Administrative Permit to construct an 800 square feet second residence with overall dimensions of 13 feet 4 inches by 60 feet on Assessor's Parcel Number 044-090-012. According to the site plan, the current residence at 6197 County Road 4, Orland, is located approximately 280 feet west of the proposed residence.

The new address assigned is 4907 County Road FF. The site is on the southwest corner of the intersection of County Road 4 and County Road FF, northeast of Stony Creek, in the unincorporated area of Glenn County, California. The parcel is zoned "AE-20" (Exclusive Agriculture, 17-acre minimum parcel size) and is designated "General Agriculture" in the Glenn County General Plan.

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 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 "General Agriculture" in the Glenn County General Plan and is zoned "AE-20" (Exclusive Agriculture, 17-acre minimum parcel size). The project site currently has one residence and the proposed second residence is a permitted use within the "AE-20" 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 second residence is consistent with surrounding land use because the area consists of agricultural uses and residential structures. The proposal will not adversely affect surrounding uses in the area and will not adversely affect the General Plan.

2.2.1 “AE-20” Exclusive Agricultural (Glenn County Code Chapter 15.330):

Site Area (Glenn County Code §15.330.020):

The minimum parcel size for the “AE-20” zone is 17-acres. The 19.52-acre parcel meets the 17-acre minimum, and 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 20 feet; 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 closest structure a barn is approximately 65 feet southwest of the proposed second 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 Orland Rural Fire Protection District.

Minimum Yard Requirements (Glenn County Code §15.330.080)

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, 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, Chapter 15.590):

Applicability (Glenn County Code §15.590.010):

- A. *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 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 will 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. At 800 square feet, 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. The proposed secondary residence includes skirting.*
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, it is 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 proposed residence is 13 feet 4 inches by 60 feet and the floor area is 800± square feet.
- 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.

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 secondary residence is not located in a mobile home or manufactured housing park.
- 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 secondary residence is zoned (RE-5) and is not in an agriculture zoning.
- 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 secondary residence is not existing.

2.3 GENERAL PROVISIONS

Flood Zone Designation:

The project site lies within Flood Zone “X” (shaded) according to Flood Insurance Rate Map (FIRM) No. 06021C0165D, dated August 5, 2010, issued by the Federal Emergency Management Agency (FEMA). Flood Zone “X” (shaded) consists of areas within the 0.2% annual chance floodplains. No base flood elevations or base flood depths are shown within these zones.

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-20” 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 2018-002

APN: 044-090-012

Single-family (second) residence in the "AE-20" (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: _____
James Jackson - Applicant & Landowner

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: James C. Jackson

Mailing Address: 6197 County Road

City, State, Zip: Orland, CA 95960 95963

Phone: 651-308-5663

Fax: _____ E-mail: deanna.Jackson521@gmail.com

2. Property Owner(s):

Name: James C. Jackson

Mailing Address: 6197 County Road

City, State, Zip: Orland, CA 95963

Phone: _____

Fax: _____ E-mail: _____

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

Name: James C. Jackson

Mailing Address: 6197 County Road 4

City, State, Zip: Orland, CA 95963

Phone: 651-308-5663

Fax: _____ E-mail: deanna.jackson521@gmail.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: James C. Jackson

Mailing Address: 6197 County Road 4

City, State, Zip: Orland, CA 95963

5. Request or Proposal: _____

6. Address/Location of Project: 6197 County Road 4, Orland CA 95963

7. Current Assessor's Parcel Number(s): 044-090-012

8. Existing Zoning: AE20

9. Existing Use of Property: _____

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

- (i) ☐ The widths, location, and purpose of all existing and proposed easements on-site and show or describe off-site access easements serving the project.
- (j) ☐ Existing and proposed walls and fences including location, height, and construction material.
- (k) ☐ Locations and dimensions of all existing and proposed utilities including pipelines, sewer lines, irrigation and drainage facilities, fire hydrants within 300 feet of the project site, water wells, septic tanks and drain (leach) fields. Include a list of all firms and/or public districts supplying utility services. Sewage disposal and water supply shall comply with the Health standards (Chapter 15.660 & 15.670 of the Glenn County Code).
- (l) ☐ Existing and proposed off-street parking areas in accordance with Chapter 15.610 of the Glenn County Code. Include any concrete curbing or retaining walls. Garages and carports will count as off-street parking.
- (m) ☐ Locations and dimensions of open and outdoor storage. Outdoor storage shall comply with Glenn County Code §15.560.110.
- (n) ☐ Location of proposed and existing landscaping.
- (o) ☐ Locations of all watercourses including FEMA 100-year floodplain, reservoirs, rivers, creeks, ponds, and irrigation canals. Also illustrate mature trees, rock outcroppings, and similar natural features.
- (p) ☐ Identify any other information on the site plan which may be pertinent to the specific project or site.

In order to consider approval of the Administrative Permit, the application should demonstrate that the proposed residence would meet all minimum residential construction standards as listed under Section 15.590.020 of the Glenn County Code.



15.590.020 Standards:

- 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.*
- 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.*

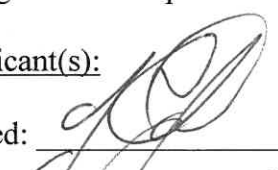
DECLARATION UNDER PENALTY OF PERJURY

(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: James C. Jackson

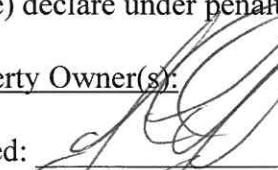
Date: 3-14-18

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: James C. Jackson

Date: 3-14-18

RECORDING REQUESTED BY:

North State Title Company

Order #: 4234000154-JW

APN #: 044-090-012-9

2007-5791

Recorded at the request of
NORTH STATE TITLE CO
09/24/2007 02:25P
Fee: 10.00 No of Pages:2OFFICIAL RECORDS
Vince T Minto Clerk-Recorder
Glenn County, CA

WHEN RECORDED MAIL TO

Mail Tax Statements to:

James C. Jackson
6197 County Road 4
Orland, CA 95963

SPACE ABOVE THIS LINE FOR RECORDERS USE

Grant Deed

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$396.00

(X) computed on full value of property conveyed, or

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

(X) Unincorporated area: () City of

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Jeffrey R. Harris and Jill Harris, husband and wife, as Joint Tenants**hereby GRANT(S) to**

James C. Jackson, an unmarried man

that property in Unincorporated area of Glenn County, State of California, described as follows:

See "Exhibit A" attached hereto and made a part hereof.

Mail Tax Statements to Grantee at address aboveDate September 21, 2007

State of California

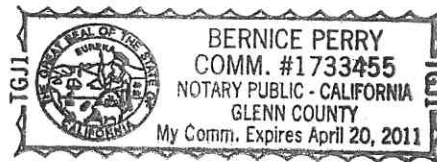
County of Glenn

On 9-21-07 before me,
Bernice Perry

Jill Harris

Jeffrey R. Harris

a Notary Public in and for said State, personally appeared Jeffrey R. Harris and Jill Harris, personally known to me (or 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.



WITNESS my hand and official seal.

Signature

Name

(typed or printed)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT "A"

LEGAL DESCRIPTION

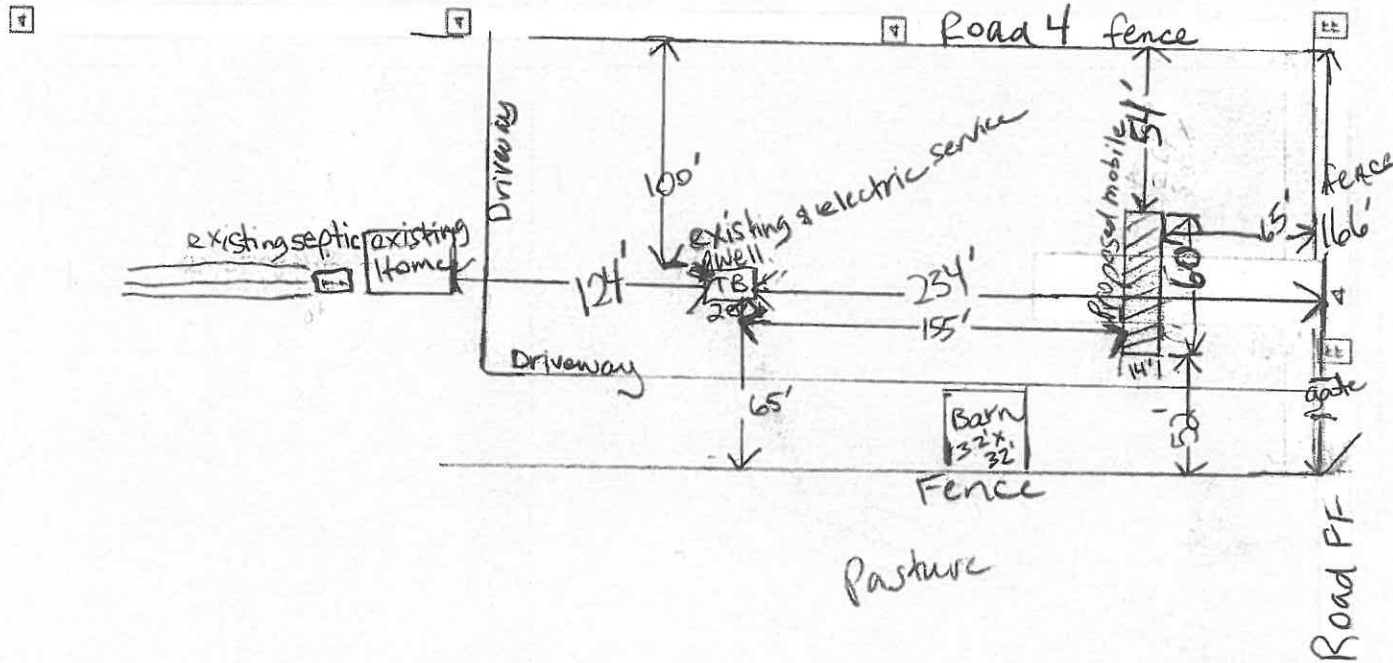
All that certain real property situate in the **Unincorporated Area of the** County of GLENN, State of California, and being more particularly described as follows:

Parcel 2 as shown or designated on that certain Parcel Map filed for record in the office of the County Recorder of the County of Glenn, State of California, on July 27, 1981, in Book 8 of Parcel Maps, at page 37.

EXCEPTING THEREFROM all oil, gas, petroleum, naptha, other hydrocarbon substances and minerals of whatsoever kind and nature in, upon, or beneath the property as reserved in the deed from The Federal Land Bank of Sacramento, a corporation, to George D. Smock et ux dated October 25, 1985, recorded November 12, 1985, Book 782, Official Records, page 375.

Jackson
 6197 County Rd 4
 Orland, CA 95963
 651-308-5663
 Google Maps 6197 Co Rd 4

*TB = Tack Barn (Well) to proposed mobile = 155'
 Mobile Home - 13'4" x 60' - 2 BR = 800 sq ft
 Total Property is 643.58' x 1320' = 19.52 acres
 East to west N to S



scale: 1" = 80'

APN - 044-090-612
 AE20