

APPLICATION NO. 19048



CARL AND LESTER CALVERT

Pre-manufactured Residential Dwelling

October 25, 2019

BOARD ACTION



Consider approval of Permit No. 19048:

- ◎ To authorize retroactively the 2016 placement of a pre-manufactured dwelling that replaced a dwelling that burned down in 2012.

PROJECT MAP



- ◎ The project is located at 8425 Highway 162, approximately 0.6 miles east of Butte City within the Butte Basin in Glenn County.



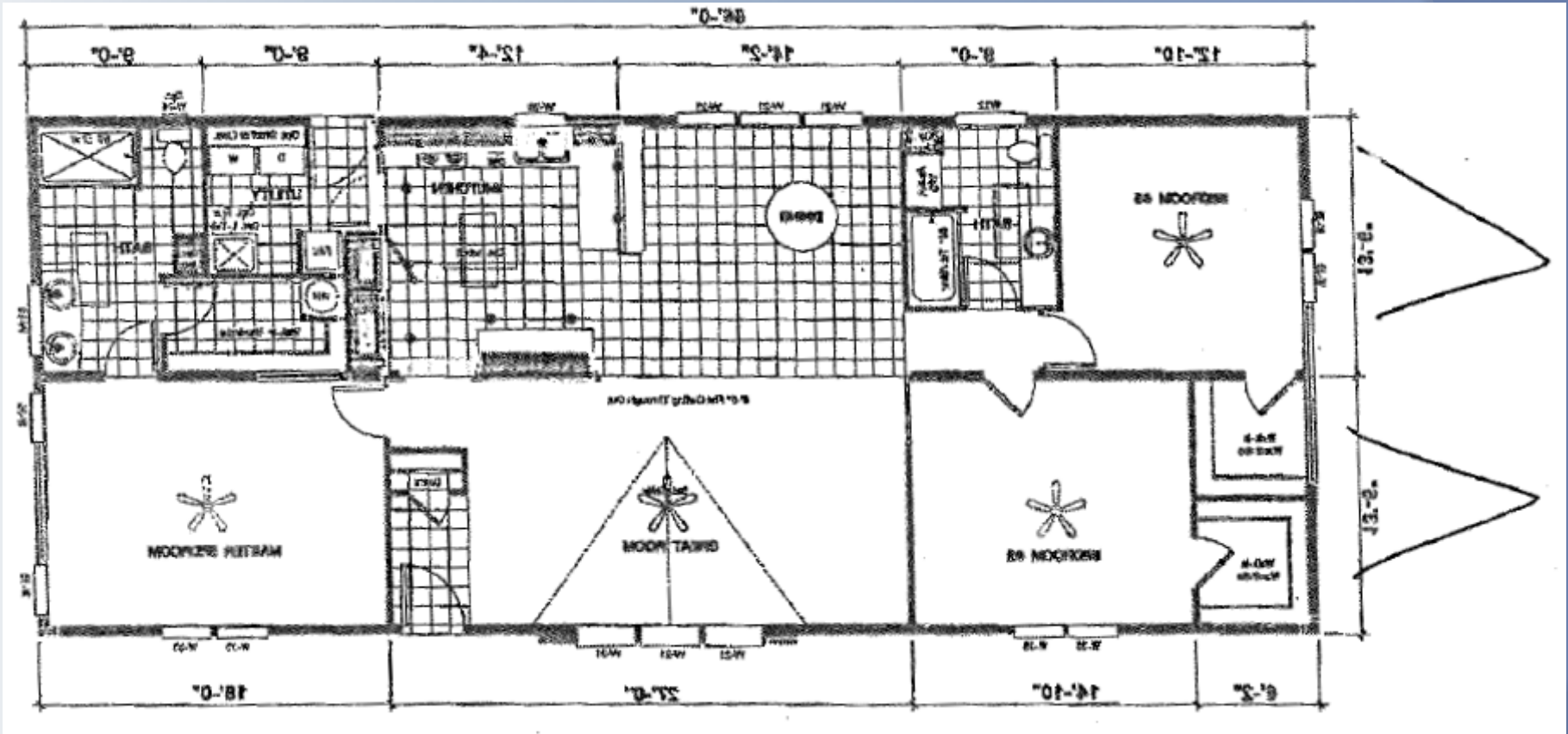
PROJECT ANALYSIS



The applicants are requesting authorization for an existing pre-manufactured dwelling that was installed in 2016.

- ⦿ The dimensions of the original dwelling were 27-feet x 49-feet (floor area 1323 square feet);
- ⦿ The new pre-manufactured dwelling was placed 16 feet east of the old dwelling on a new foundation;
- ⦿ The dimensions of the pre-manufactured dwelling are 27-feet x 66-feet (floor area 1782 square feet);
- ⦿ The pre-manufactured dwelling was placed following Glenn County's approval and issuance of their Certificate of Occupancy; and
- ⦿ Following the placement of the dwelling, an elevation certificate was produced that indicates the finished floor elevation of the dwelling is one (1) foot above the Federal Emergency Management Agency (FEMA) 100-year base flood elevation (BFE) of 85.5 feet (NGVD 29).

PROJECT DRAWINGS



PROJECT PHOTOS



HYDRAULIC ANALYSIS



- ◎ A linear blockage calculation was performed by Board staff assuming a maximum blockage of 66-feet for the new pre-manufactured dwelling and a width of 39,000 feet for the Butte Basin. These dimensions were obtained from the submitted plan. The calculation produced blockage of 0.1 percent, which is considered insignificant. Therefore, it is expected that the USACE design discharge of 70,000 cfs will not be compromised by the placement of the new pre-manufactured dwelling.

GEOTECHNICAL ANALYSIS



- ◎ No geotechnical analysis is required for this application as no project levees are impacted due to the placement of the dwelling. The nearest project levee, the Sacramento River East Levee (Unit 138) in Glenn County is located approximately 0.89 mile (4725 feet) west of the dwelling.

PROJECT WAIVERS OF TITLE 23 STANDARDS



Board staff reviewed the requested variance and recommended the Executive Officer (EO) waive the minimum floor elevation standard in Title 23, section 113 (d)(4) for the existing dwelling pursuant to section 11(d) for the following reasons:

- ◎ The original dwelling on this parcel was constructed in 1916 before the Board adopted the regulatory standard that requires the finished floor elevation of the dwelling to be two feet above the design WSE within the Butte Basin.

PROJECT WAIVERS OF TITLE 23 STANDARDS



- ◎ The finished floor elevation of the existing dwelling is 1 foot higher than the FEMA 100-year BFE. However, based on the 2017 Unsteady Flow Hydraulic Model (using 1997 flood flows) prepared by DWR for the Central Valley Flood Protection Plan, the estimated WSE at the location of the dwelling is approximately 85.12 feet (NGVD29). This yielded the finished floor elevation of the pre-manufactured dwelling at 1.38 feet above the WSE. It is noteworthy to mention that FEMA's hydraulic model is older than the DWR's hydraulic model. Nonetheless, this shows uncertainty in determining the proper 100-year WSE.

PROJECT WAIVERS OF TITLE 23 STANDARDS



- ◎ Based on the analysis, the existing dwelling causes 0.1 percent hydraulic blockage within the Butte Basin signifying that the existing dwelling is not expected to impede the flood flows of 70, 000 cfs within the basin as required by the Sacramento River Flood Control Project.
- ◎ The applicants applied for and were granted a building permit by the Glenn County.
- ◎ All specific construction requirements for the foundation of the new dwelling from the County have been met as indicated in the Certificate of Occupancy dated February 4, 2016. The pre-manufactured dwelling was properly anchored to prevent flotation within the Butte Basin.

PROJECT WAIVERS OF TITLE 23 STANDARDS



- ◎ Highway 162 between the dwelling and Butte City can be used as a safe evacuation route for the residents in the event of flooding. A special permit condition TWENTY-SIX has been added to the permit regarding this.
- ◎ USACE Sacramento District Engineer has issued a Permission Letter for this dwelling.
- ◎ Properly permitting the existing dwelling, and having the applicant record a covenant running with the land, will help prevent further unauthorized construction within the Butte Basin at this parcel.

AGENCY COMMENTS/ENDORSEMENTS



- ◎ USACE 33 U.S.C. 408 permission letter has been received for this application. The USACE Sacramento District Engineer approves the request to alter the Federal flood risk reduction project, subject to conditions. The letter is incorporated into the permit as Exhibit A.

CEQA CONCLUSIONS



- ◎ Staff has prepared a CEQA analysis, as included in the Staff Report. For information regarding staff's CEQA analysis, refer to Section 8.0 of the Staff Report.

8610.5 CONSIDERATIONS



- ◎ Staff has prepared the 8610.5 Considerations, as included in the Staff Report. For information regarding staff's analysis, refer to Section 9.0 of the Staff Report.



STAFF RECOMMENDATION

Staff recommends that the Board:

- ◎ Adopt the CEQA Findings;
- ◎ Approve Permit No. 19048; and
- ◎ Direct the Executive Officer to take necessary action to prepare and execute the permit and related documents and file a Notice of Exemption with the State Clearinghouse.

QUESTIONS



Presented by:

Deb Biswas, Permitting Section

Design Review:

Deb Biswas, Permitting Section

Environmental Review:

Itzia Rivera, Senior Environmental Scientist

Document Review:

Gary W. Lemon, P.E., Permitting Section Chief

Yiguo Liang, P.E., Operations Branch Chief

Michael C. Wright, P.E., Chief Engineer

Legal Review:

Sarah Backus, Staff Counsel