

# GLENN COUNTY

## Planning & Community Development Services Agency

225 North Tehama Street  
Willows, CA 95988  
530.934.6540  
[www.countyofglenn.net](http://www.countyofglenn.net)



Mardy Thomas, Director

Glenn S. Ceccon  
6171 County Road 53  
Willows, CA 95988  
Phone: (530) 227-3035  
Email: [glenkoe@pulsarco.com](mailto:glenkoe@pulsarco.com)

November 9, 2023

**RE: Site Plan Review 2023-008, Ceccon, Storage Shed**  
APN: 017-230-019

To Whom It May Concern,

On October 24, 2023, the Glenn County Planning & Community Development Services Agency received your application for a Site Plan Review. This project is located in the "AE-40" (Exclusive Agricultural) zoning district and is an allowed use with an approved Site Plan Review.

On November 9, 2023, the Glenn County Planning & Community Development Services Agency approved the Site Plan Review. Included with the Staff Report is a copy of the Compliance Requirements.

Please sign the Compliance Requirements as indicated and return by email, or send to the Glenn County Planning & Community Development Services Agency, at 225 N Tehama Street, Willows, CA 95988.

Please note that this is not a building permit. For information on acquiring a building permit, contact the Glenn County Building Inspection Division at (530) 934-6546.

Sincerely,

Marie Amaro  
Assistant Planner  
[mamaro@countyofglenn.net](mailto:mamaro@countyofglenn.net)

# GLENN COUNTY

## Planning & Community Development Services Agency

225 North Tehama Street

Willows, CA 95988

530.934.6540

[www.countyofglenn.net](http://www.countyofglenn.net)



Mardy Thomas, Director

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### STAFF REPORT

DATE: November 9, 2023

FROM: Marie Amaro, Assistant Planner

RE: **Site Plan Review 2023-008, Ceccon, Storage Shed**  
"AE-40" Exclusive Agricultural Zone

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#### Attachments:

1. Compliance Requirement(s)
2. Agency Comments
3. Request for Review
4. Application Materials
5. Site Plan

## **1 PROJECT SUMMARY**

An application for a storage shed has been received. The exterior dimensions of the structure are 20 feet by 25 feet. The structure is 500 square feet overall, with a peak height of 13 feet.

The project is located at 6171 County Road 53, north of County Road 57, west of Interstate 5, east of County Road D, and south of County Road 53, in the unincorporated area of Glenn County, California.

The Assessor's Parcel Number (APN) for the 1.25± acre site is 017-230-019. The site 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 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 Site Plan Review with the Findings as presented in the Staff Report and the Compliance Requirement as attached.

## **2 ANALYSES**

The proposed project is consistent with the land use in this area. This area of Glenn County is agricultural and residential, and the proposed project is a permitted use with an approved Site Plan Review. A Site Plan Review is required prior to construction to ensure compliance with all the requirements of the Glenn County Code.

This proposal will not have significant additional accompanying traffic; the property is used for a residence and the use will not be altered with this proposal. Surrounding county roads are reasonably adequate to safely accommodate the proposed project (Finding 5).

### **2.1 ENVIRONMENTAL DETERMINATION**

This project as proposed is not anticipated to introduce potentially significant impacts to the environment.

Site plan reviews are statutorily exempt 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).

Site plan reviews, outlined in Section 15.13 of the Glenn County Code, are deemed a ministerial project within Glenn County Title 15, Unified Development Code (Title 15, Division 2, Part 1).

## **2.2 GENERAL PLAN AND ZONING CONSISTENCY**

The site is designated “Intensive Agriculture” in the Glenn County General Plan and is zoned “AE-40” Exclusive Agriculture (36-acre minimum parcel size). The site is in an area of existing agriculture, where storage structures are permitted use within the “AE-40” zone with an approved Site Plan Review (Glenn County Chapter 15.33.030.K) (Finding 1). The proposal will not adversely affect the surrounding uses in the area and will not adversely affect the General Plan (Finding 4).

### **2.2.1 “AE” EXCLUSIVE AGRICULTURAL ZONE (Glenn County Code Chapter 15.330):**

#### Permitted Uses (Glenn County Code §15.33.030):

The proposed project is for a storage structure and is a permitted use under Glenn County Code §15.33.030.K.

#### Maximum Building Height (Glenn County Code §15.33.060):

The peak height of the proposed structure is 13 feet and will be less than the maximum height requirement for the Exclusive Agriculture Zone of 35 feet per Glenn County Code §15.33.060.A.

#### Minimum Distance Between Structures (Glenn County Code §15.33.070):

The proposed project is for a storage shed, which according to Glenn County Code §15.33.070.A, the distance between any accessory building and a dwelling unit shall conform to Uniform Building and Fire Codes.

#### Minimum Yard Requirements (Glenn County Code §15.33.080):

The proposed front, side, and rear yards exceed 30 feet; therefore, the minimum yard requirements for the Exclusive Agricultural Zone will be met.

## **2.3 GENERAL PROVISIONS**

#### Flood Zone Designation:

The project is located within Flood Zone “X” (shaded). 06021C0613D, dated August 4, 2010 issued by the Federal Emergency Management Agency (FEMA). Moderate flood hazard areas, labeled Zone B or Zone X (shaded) are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

#### Code Violations:

There is no record of a violation on the property. No current violations on the property exist; therefore, the proposed building and Site Plan Review are compliant with Glenn County Code §15.13.050.F (Finding 6).

## **2.4 AGENCY COMMENTS**

#### Environmental Health

The Glenn County Environmental Health Department was provided the application information regarding the proposal and recommended it be found complete for further processing. They also responded with the following:

Comment:

1. The parcel has a water well, onsite wastewater treatment system and replacement area for the existing residences.
2. The proposed Storage Shed is not approved for any wastewater discharge. Any future proposed wastewater discharge shall be approved under permit by the Environmental Health Department (EHD).

Pacific Gas and Electric Company

Pacific Gas and Electric Company (PG&E) was provided the application information regarding the proposal and replied with no comments or conditions, as per the attached response letter.

Public Works Agency

The Glenn County Public Works Agency was provided the application information regarding the proposal and replied with no comments or conditions, as per the attached response letter.

### **3 NOTICES TO APPLICANT/AGENT**

This site plan review is not a building permit. It is the applicant's responsibility to secure the necessary permits in all affected federal, state, and local agencies and submit copies of such permits to the Planning & Community Development Services Agency.

If upon approval of this site plan review any problem, nuisance, or health hazard arises from the operation allowed by this review, the director shall determine the need to revise or modify the use or require additional Compliance Requirements.

In addition to the staff report and Compliance Requirement(s), the applicant's and project management representative's attention is directed to any comments from agencies reviewing the application. The items noted are a guide to assist in meeting the requirements of applicable government codes. Comments may also note any unusual circumstances that require special attention. The items listed are a guide and not intended to be a comprehensive summary of all codified requirements or site-specific requirements.

#### **3.1 PERMIT ISSUANCE AND APPEAL PERIOD (GLENN COUNTY CODE §15.13.060)**

Site plan reviews shall be effective upon issuance, unless within ten (10) calendar days of a decision by the Director, the decision is appealed as provided for in Section 15.05.010. In the case of an appeal being filed, the site plan review permit shall not have any force or effect until a decision is made by the Approving Authority on such an appeal.

Additionally, site plan review permit approvals shall not be valid until the permittee has agreed in writing to each term and requirement thereof.

#### **4 FINDINGS**

As described and found in this report, and in accordance with Glenn County Code Section 15.13.050.

##### **Finding 1:**

The proposed use is a permitted and allowed use in the “AE-40” zoning district.

##### **Finding 2:**

The site for the project is adequate in size, shape, location, and physical characteristics to accommodate the proposed project.

##### **Finding 3:**

Based on agency review of the project, there are adequate public or private services, including but not limited to fire protection, water supply, sewage disposal, and storm drainage.

##### **Finding 4:**

The project is in conformance with the applicable provisions and policies of Title 15 of the Glenn County Code and the Glenn County General Plan.

##### **Finding 5:**

The county roads which serve the project are reasonably adequate to safely accommodate the proposed project.

##### **Finding 6:**

After searching county records, no violation of the Glenn County Code currently exists on the property.

COMPLIANCE REQUIREMENTS

**Site Plan Review 2023-008, Ceccon**

**Storage Shed**

APN: 017-230-019

Compliance Requirement: Site Plan

1. That the area of operation shall be confined to those areas as shown on the site plan as submitted and on file at the Glenn County Planning & Community Development Services Agency.

Compliance Requirement: Environmental Health

2. The proposed Storage Shed is not approved for any wastewater discharge. Any future proposed wastewater discharge shall be approved under permit by the Environmental Health Department (EHD).

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: \_\_\_\_\_

Glen S. Ceccon, Applicant/Landowner

# GLENN COUNTY

## Planning & Community Development Services Agency Environmental Health Department

225 N Tehama St.  
Willows, CA 95988  
Tel: 530.934.6102 Fax: 530.934.6103  
[www.countyofglenn.net](http://www.countyofglenn.net)



Mardy Thomas, Director

Date: October 31, 2023

To: Marie Amaro, Assistant Planner  
Planning & Community Development Services Agency (PCDSA)  
(Via Email)

From: Kevin Backus, REHS  
Director, PCDSA - Environmental Health Department

Re: Site Plan Review 2023-008, APN 017-230-019, Ceccon (Storage Shed)

We have reviewed the application information for the project noted above and recommend it be found complete for further processing. We have the following comments/requirements:

1. The parcel has a water well, onsite wastewater treatment system and replacement area for the existing residences.
2. The proposed Storage Shed is not approved for any wastewater discharge. Any future proposed wastewater discharge shall be approved under permit by the Environmental Health Department (EHD).

Please contact Environmental Health at 530-934-6102 with any questions on this matter.





November 1, 2023

Marie Amaro  
County of Glenn  
225 N Tehama St  
Willows, CA 95988

Re: SPR2023-008  
Ceccon

Dear Marie Amaro,

Thank you for providing PG&E the opportunity to review the proposed plans for SPR2023-008 dated 10/25/2023. Our review indicates the proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights.

Please note this is our preliminary review and PG&E reserves the right for additional future review as needed. This letter shall not in any way alter, modify, or terminate any provision of any existing easement rights. If there are subsequent modifications made to the design, we ask that you resubmit the plans to the email address listed below.

If the project requires PG&E gas or electrical service in the future, please continue to work with PG&E's Service Planning department: <https://www.pge.com/cco/>.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact the PG&E Plan Review Team at [pgeplanreview@pge.com](mailto:pgeplanreview@pge.com).

Sincerely,

PG&E Plan Review Team  
Land Management



# PUBLIC WORKS AGENCY

P.O. Box 1070 / 777 N. Colusa Street  
Willows, CA 95988

Airports  
Engineering  
Flood Control  
Roads & Bridges  
Solid Waste  
Surveyor

**Donald Rust, Director**

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November 6, 2023

Glenn County Planning and  
Community Development Services  
225 N. Tehama Street  
Willows, CA 95988

Attn: Marie Amaro, Assistant Planner

Subject: Site Plan Review 2023-008 – Glen Ceccon

## Comments

None

## Conditions

None

Michael Biggs  
Engineering Technician III  
Glenn County Public Works

# GLENN COUNTY

## Planning & Community Development Services Agency

225 North Tehama Street  
Willows, CA 95988  
530.934.6540  
[www.countyofglenn.net](http://www.countyofglenn.net)



Mardy Thomas, Director

### REQUEST FOR REVIEW

#### COUNTY DEPARTMENTS/DISTRICTS

- Glenn County Agricultural Commissioner
- Glenn County Air Pollution Control District/CUPA
- Glenn County Assessor
- Glenn County Building Inspector
- Glenn County Engineering & Surveying Division
- Glenn County Environmental Health Department
- Glenn County Sheriff's Department
- Glenn County Board of Supervisors
- Glenn County Counsel
- Glenn County Planning Commission
- Glenn LAFCO

#### FEDERAL AGENCIES

- U.S. Army Corps of Engineers
- U.S. Fish and Wildlife Service
- U.S. Department of Agriculture
- U.S. Bureau of Reclamation – Willows

#### OTHER

- Western Area Power Administration
- Sacramento River National Wildlife Refuge
- City of:
- Community Services District:
- Pacific Gas and Electric Company (PG&E)
- Fire Protection District: Kanawha
- Glenn County Resource Conservation District
- School District:

#### STATE AGENCIES

- Central Valley Flood Protection Board
- Central Valley Regional Water Quality Control Board (RWQCB)
- State Water Resources Control Board – Division of Drinking Water
- Department of Alcoholic Beverage Control (ABC)
- Department of Conservation, Division of Land Resource Protection
- Department of Conservation, Office of Mine Reclamation (OMR)
- Dept. of Conservation, Division of Oil, Gas, and Geothermal Resources
- Department of Fish and Wildlife
- Department of Food and Agriculture
- Department of Forestry and Fire Protection (Cal Fire)
- Department of Housing and Community Development (HCD)
- Department of Public Health
- Department of Toxic Substances Control (DTSC)
- Department of Transportation (Caltrans)
- Department of Water Resources (DWR)
- Office of the State Fire Marshall
- CalRecycle

- NE Center of the CA Historical Resources Information System
- Railroad:
- Reclamation District:
- Water/Irrigation District:
- Special District:
- Tehama-Colusa Canal Authority
- UC Cooperative Extension Office

DATE: October 25, 2023

PROPOSAL: **Site Plan Review 2023-008, Ceccon, Storage Shed**

PLANNER: Marie Amaro, Assistant Planner  
[mamaro@countyofglenn.net](mailto:mamaro@countyofglenn.net)

APPLICANT/  
LANDOWNER:

Glen Ceccon  
6171 County Road 53  
Willows, CA 95988  
530-227-3055  
[glenkoe@pulsarco.com](mailto:glenkoe@pulsarco.com)

PROPOSAL:

**Site Plan Review 2023-008, Ceccon, Storage Shed**

An application for a storage shed has been received. The exterior dimensions of the structure are 20 feet by 25 feet. The structure is 500 square feet overall, with a peak height of 13 feet.

LOCATION:

The project is located at 6171 County Road 53, north of County Road 57, west of Interstate 5, east of County Road D, and south of County Road 53, in the unincorporated area of Glenn County, California.

APN:

017-230-019; (1.25± Acres)

ZONING:

“AE-40” (36-acre minimum parcel size)

GENERAL PLAN:

“Intensive Agriculture”

FLOOD ZONE:

The project is located within Flood Zone “X” (shaded). 06021C0613D, dated August 4, 2010 issued by the Federal Emergency Management Agency (FEMA). Moderate flood hazard areas, labeled Zone B or Zone X (shaded) are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

The Glenn County Planning Division is requesting comments on this proposal for determination of completeness, potential constraints, and/or proposed Compliance Requirement. If comments are not received by **Tuesday, November 6, 2023**, it is assumed that there are no specific comments to be included in the analysis of the project. Comments submitted by e-mail are acceptable. Thank you for considering this matter.

**AGENCY COMMENTS:**

Please consider the following:

1. Is the information in the application complete enough to analyze impacts and conclude review?
2. Comments may include project-specific code requirements unique to the project. Cite code section and document (i.e., General Plan, Subdivision Map Act, etc.).
3. What are the recommended Compliance Requirements for this project and justification for each Requirement? When should each Compliance Requirement be accomplished (i.e., prior to any construction at the site, prior to recording the parcel map, filing the Final Map, or issuance of a Certificate of Occupancy, etc.)?

Date Submitted: 10-24-2023

**GLENN COUNTY  
PLANNING AND COMMUNITY  
DEVELOPMENT SERVICES AGENCY**  
225 North Tehama Street  
Willows, CA 95988  
(530) 934-6540  
[planning@countyofglenn.net](mailto:planning@countyofglenn.net)

**APPLICATION FOR SITE PLAN REVIEW**

NOTE: FAILURE TO ANSWER APPLICABLE QUESTIONS AND  
REQUIRED ATTACHMENTS COULD DELAY THE  
PROCESSING OF YOUR APPLICATION.

1. Applicant(s):

Name: Glen S. Ceccon

Address: 6171 Co. Rd. 53 Willows CA 95988

Phone: 530-227-3035 E-Mail glenkoe@pulsarco.com

2. Property Owner(s):

Name: Glen S. Ceccon

Address: 6171 Co Rd 53 Willows CA 95988

Phone: 530-227-3035 E-Mail glenkoe@pulsarco.com

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

Name: \_\_\_\_\_

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: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

5. Existing Use of Property: House

6. Request or Proposal: Storage shed 20x25

7. Address and Location of Project: 6171 Co Rd 53

8. Current Assessor's Parcel Number(s): 017-230-019

9. Existing Zoning (<http://gis.gcppwa.net/zoning/>): AE

10. Provide any additional information that may be helpful in evaluating your proposal. Example - number of employees, hours of operation, number of truck deliveries/loadings per day:

11. Setback Dimensions (Distance from property line to proposed structure):

North: 30 + ft. South: 30 + ft.

East: 30 + ft. West: 30 + ft.

Other Setback/s: N/A ft.

12. Provide the following information:

Size of Assessor Parcel: \_\_\_\_\_ sq.ft. 1.5 acres

Mean height of structure: 10 ft. Peak height of structure: 13 ft.

Dimensions of proposed including overhangs: \_\_\_\_\_ ft. x \_\_\_\_\_ ft.

Total Square Footage (Existing): 0 sq.ft.

Total Square Footage (Proposed): 500 sq.ft.

**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: Glen S. Ceccon

Date: 10-24-2023

Address: 6171 Co Rd 53 Willows CA 95988

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):

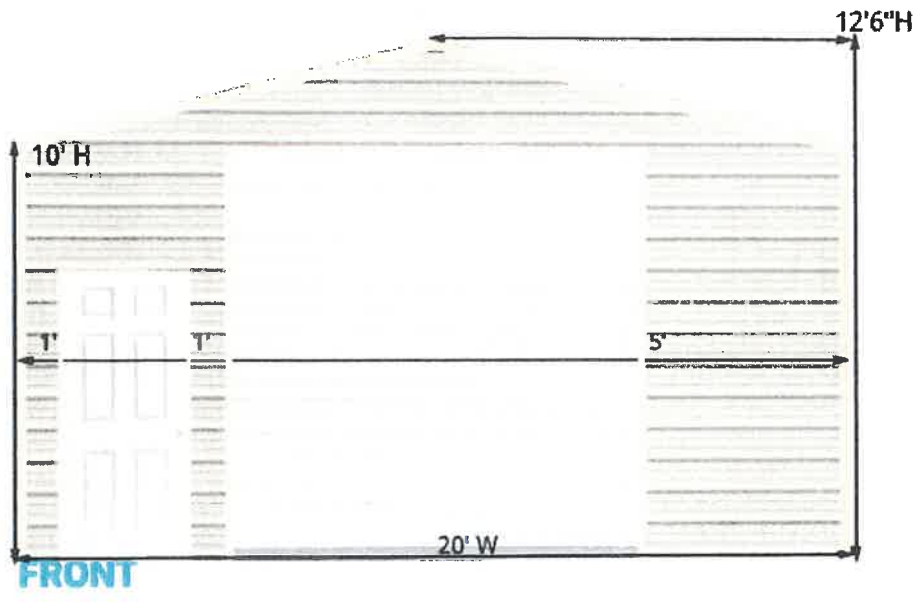
Signed: 

Print: Glen S Ceccon

Date: 10-24-2023

Address: 6171 Co. Rd. 53 Willows CA 95988

BUILDING VIEW



*[Handwritten signature]*

FRONT



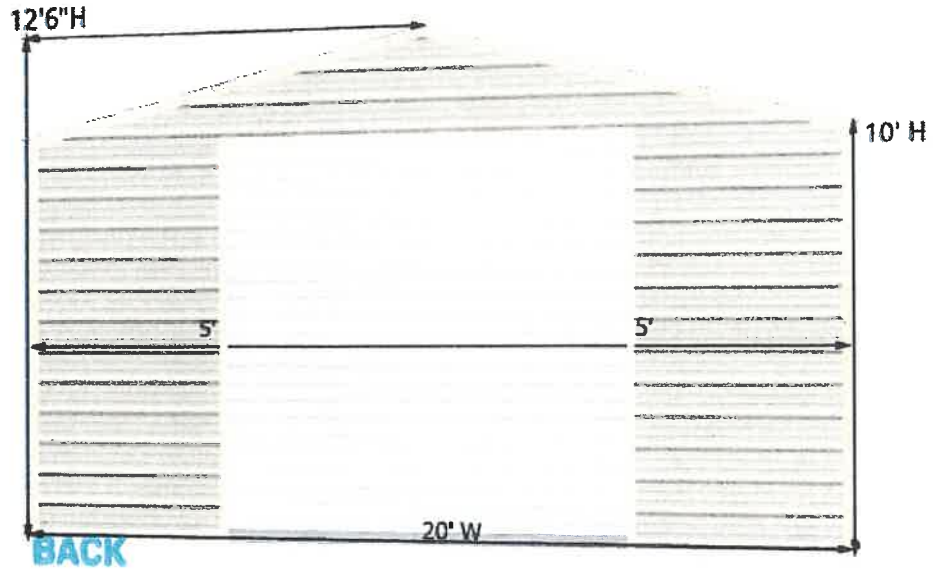
BUILDING VIEW



+ *YBC*

LEFT

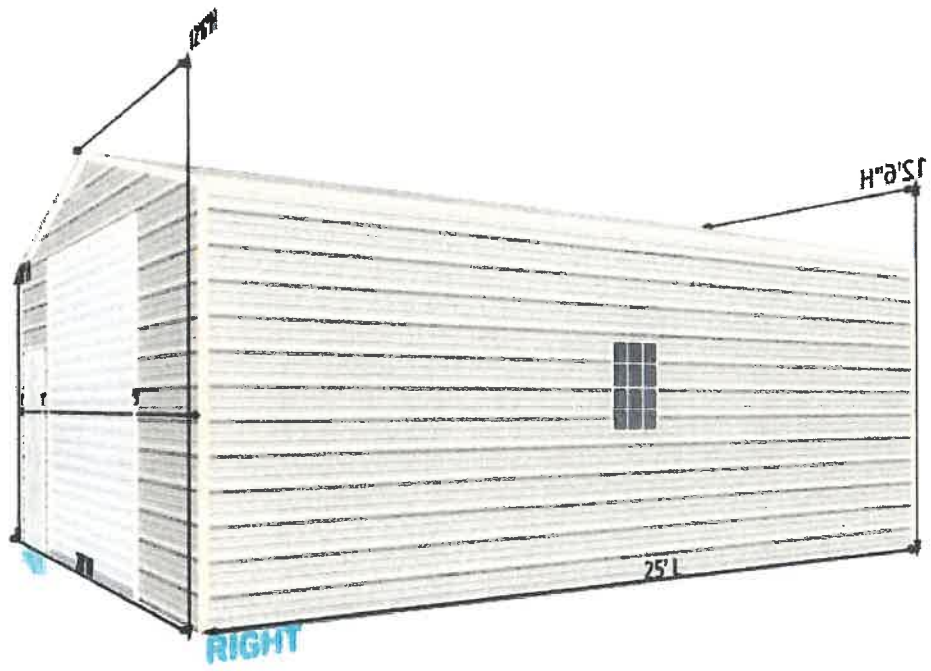
BUILDING VIEW



x *[Handwritten signature]*

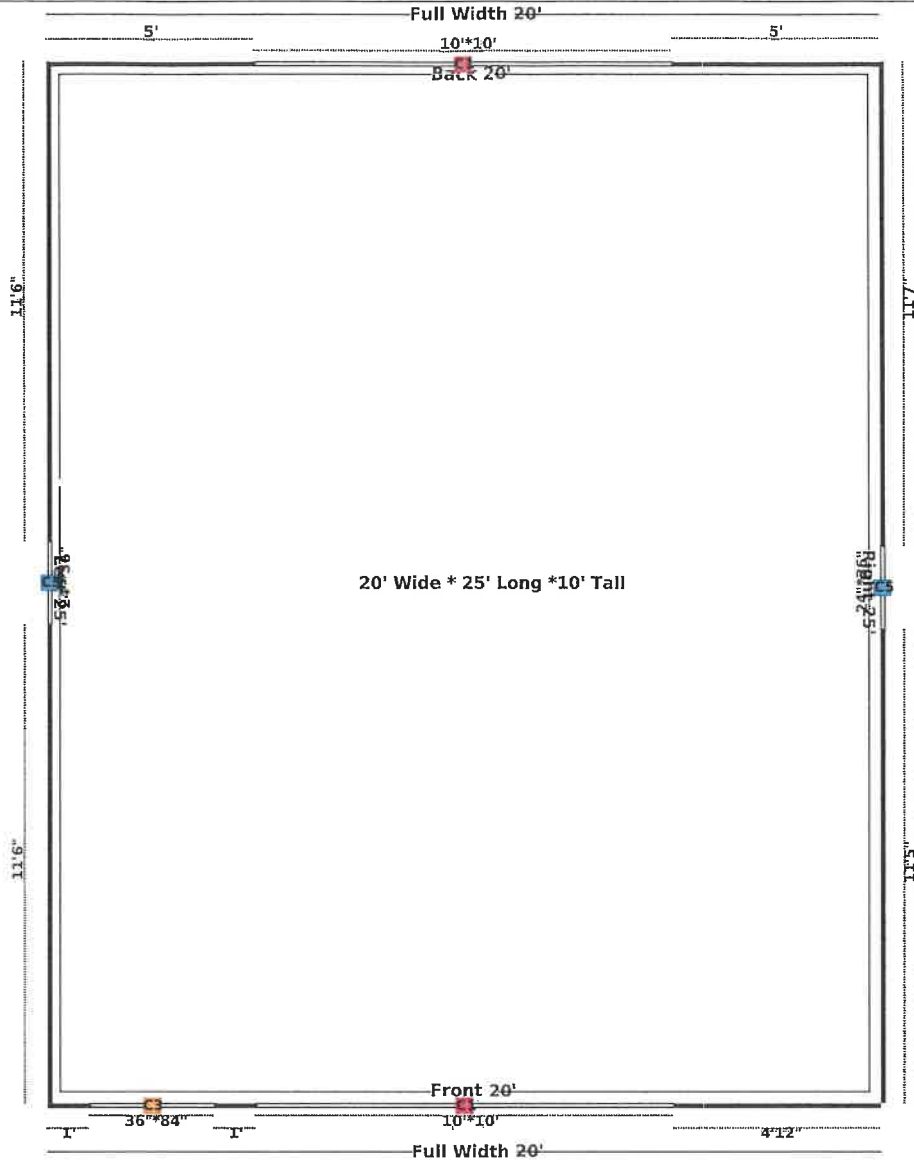
BACK

BUILDING VIEW



x *[Handwritten Signature]*

RIGHT



**LEGENDS**

- Garage Door
- Garage Door Frameout
- Walk in Door
- Walk in Door Frameout
- Windows
- Windows Frameout
- Open Wall
- Close Wall
- Distance
- Storage Length (Utility)
- Cupola





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4005 E. Church Street, P.O. Box 11188  
Fresno, CA 93772  
(559) 442-1410



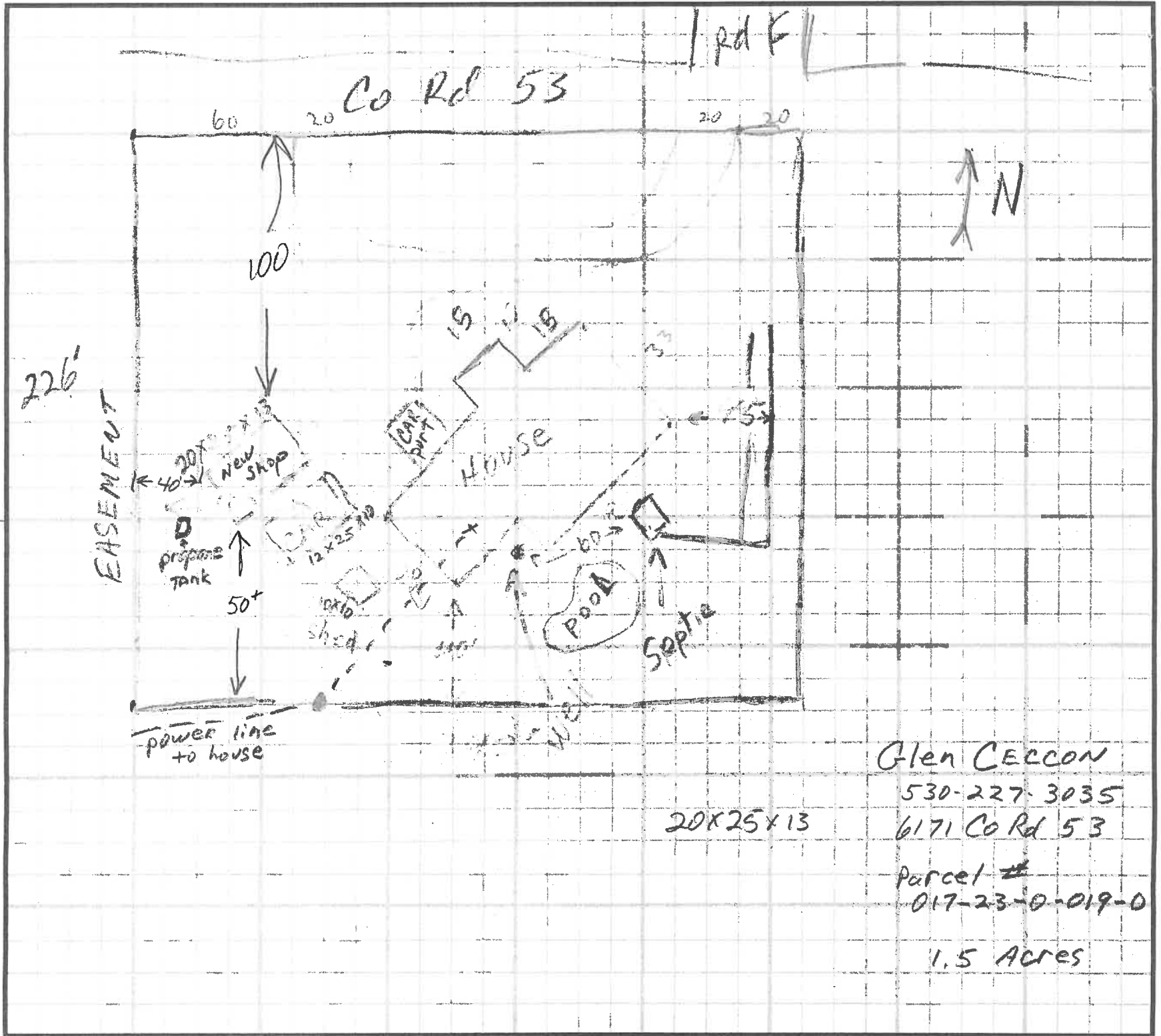
DATE \_\_\_\_\_

CONTACT \_\_\_\_\_

ORDER # \_\_\_\_\_

JOB NAME \_\_\_\_\_

CUSTOMER \_\_\_\_\_



20x25x13

Glen CECCON  
530-227-3035  
6171 Co Rd 53  
Parcel #  
017-23-0-019-0  
1.5 Acres