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PLANNING COMMISSION MEETING December 3, 2019

FILE NUMBER: IMP 1999-103
OPERATOR: Kramer Ranch LLC
PROPERTY OWNER: Kramer Ranch LLC
TYPE OF APPLICATION: Extension to Interim Management Plan

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LASSEN COUNTY PLANNING COMMISSION
STAFF REPORT
December 3, 2019

FILE NUMBER: IMP #1999-103
OPERATOR: Kramer Ranch LLC
PROPERTY OWNER: Kramer Ranch LLC
TYPE OF APPLICATION: Interim Management Plan Extension
GENERAL LOCATION: Approximately 5 miles northwest of Bieber, CA
ASSESSOR'S PARCEL NUMBER(S): 001-030-21
PROJECT SITE ZONING: E-A-A-P (Exclusive Agriculture, Agricultural Preserve
Combining District)
GENERAL PLAN: Intensive Agriculture
ENVIRONMENTAL DOCUMENT: Exempt (See Discussion)
ASSIGNED STAFF: Nancy McAllister, Natural Resources Technician

AUTHORITY FOR APPLICATION:

Lassen County Code, Section 9.60.120 Interim Management Plans (d)
California Public Resources Code, Section 2770(h)(2) and 2727.1

REGULATING AGENCIES:

Regulatory authority for the proposed use includes, but is not limited to, the following agencies:

Agency

Required Permits / Approvals

Lassen County Planning Commission
State of California Department of
Conservation, Division of Mine
Reclamation

Interim Management Plan Extension approval
Interim Management Plan Extension review

PROJECT DESCRIPTION: Proposed five-year extension of existing Interim Management Plan #1999-103 (approved by Planning Commission on December 3, 2014) for CA Mine ID #91-18-0005, to allow for the continuation of temporary plan of mining operations, to be in effect during idle production periods when operations are reduced by more than 90 percent of maximum production. The existing approved Interim Management Plan is considered a minor amendment of approved Reclamation Plan #1999-103/8-01-86 and the proposed extension will renew said Interim Management Plan for an additional period not to exceed five years, which may be renewed for one additional five-year period at the time of its expiration. The surface mining operation is located approximately 5 miles northwest of Bieber, CA.

PUBLIC RESOURCES CODE: An Interim Management Plan (IMP) is required by the Surface Mining and Reclamation Act, and can be extended according to Public Resource Code Section 2770(h) as follows:

2770

(h)(1) Within 90 days of a surface mining operation becoming idle, as defined in Section 2727.1, the operator shall submit to the lead agency for review and approval, an interim management plan. The review and approval of an interim management plan shall not be considered a project for purposes of Division 13 (commencing with Section 21000). The approved interim management plan shall be considered an amendment to the surface mining operation's approved reclamation plan, for the purposes of this chapter. The interim management plan shall provide measures the operator will implement to maintain the site in compliance with the chapter, including, but not limited to, all permit conditions.

(2) The interim management plan may remain in effect for a period not to exceed five years, at which time the lead agency shall do one of the following:

(A) Renew the interim management plan for an additional period not to exceed five years, which may be renewed for one additional five-year renewal period at the expiration of the first five-year renewal period, if the lead agency finds that the surface mining operator has complied fully with the interim management plan.

(B) Require the surface mining operator to commence reclamation in accordance with its approved reclamation plan.

According to Public Resources Code Section 2727.1, "idle" is defined as follows:

2727.1

"Idle" means that an operator of a surface mining operation has curtailed production at the surface mining operation, with the intent to resume the surface mining operation at a future date, for a period of one year or more by more than 90 percent of its maximum annual mineral production within any of the last five years during which an interim management plan has not been approved."

LASSEN COUNTY CODE: An existing Interim Management Plan may be extended according to Lassen County Code Section 9.60.120(d) as follows:

9.60.120 Interim management plans.

(d) The interim management plan may remain in effect for a period not to exceed five years, at which time the planning commission may renew the plan for another period not to exceed five years or require the surface mining operator to commence reclamation in accordance with its approved reclamation plan. (Ord. 509 § 2, 1992).

DISCUSSION: In 1986, the Lassen County Planning Commission approved Use Permit #7-01-86 and Reclamation Plan #8-01-86 for CA Mine ID #91-18-0005, expanding an existing 2-acre rock and gravel pit to 40 acres. In 1995, Minor Amendment #95028 was approved to clarify operation boundaries, and Use Permit #95055 was approved, adding an asphalt plant to the operation. Use Permit and Reclamation Plan #1999-103 were approved in 2000, expanding the operation from 40 acres to 95 acres. Amendment #95055A1 was approved in 2004, adding a lime treatment facility, and Minor Amendment #1999-109(MA1) was approved in 2006, allowing changes to configuration of mining equipment, stockpiles, earth berm areas and hours of operation. In 2014, Interim Management Plan #1999-103 was approved, and in 2016, Minor Amendment 2015-002 was approved, allowing the existing slope configuration and a 15-acre gravel area to remain.

Interim Management Plan #1999-103, approved by the Planning Commission on December 3, 2019, allows for a temporary plan of mining operations to be in effect during idle production periods (Resolution #12-01-14). The Interim Management Plan is considered a minor amendment to approved Reclamation Plan #1999-103/8-01-86, is to be in effect for no more than five years from the date of approval, and must address the requirements of Public Resource Code 2770(h).

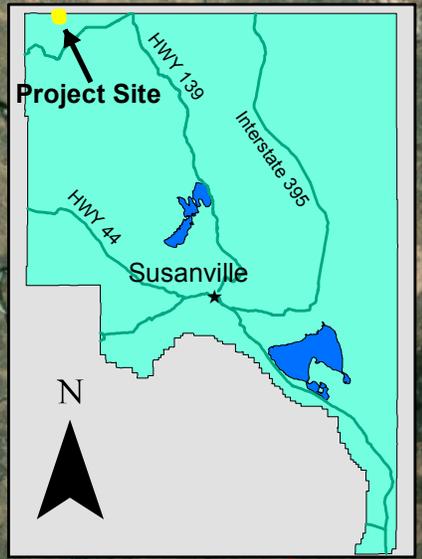
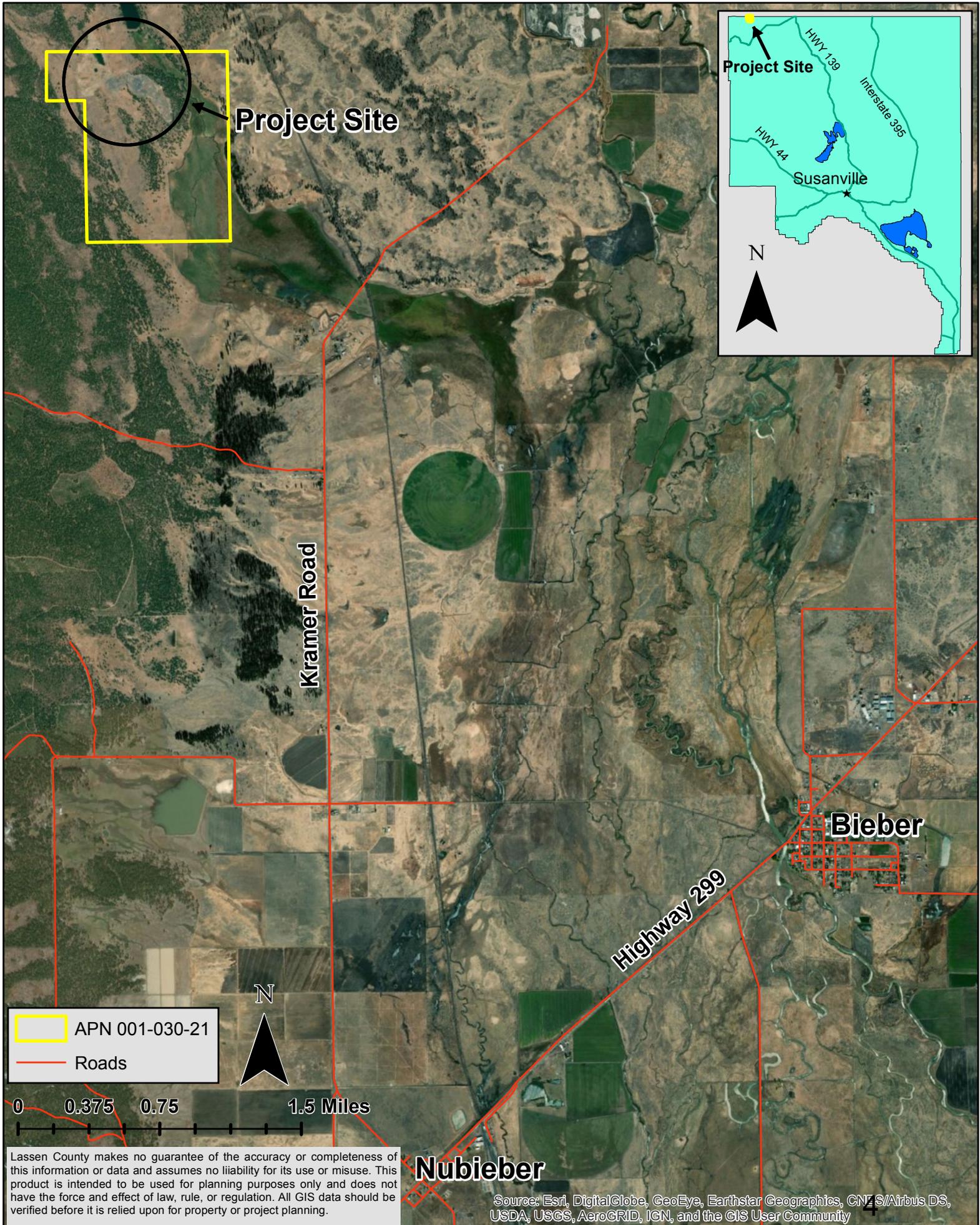
On October 9, 2019, Lassen County Department of Planning and Building Services, acting as the Lead Agency for the implementation of the Surface Mining and Reclamation Act, received a request from the mine operator for a five year extension of the aforementioned approved Interim Management Plan #1999-103.

ENVIRONMENTAL DOCUMENT: Interim Management Plans, and therefore extensions to Interim Management Plans, are not subject to the California Environmental Quality Act (CEQA) as they are not considered a “project” as defined by Section 15378 of the Guidelines and SMARA Section 2770(h)(1).

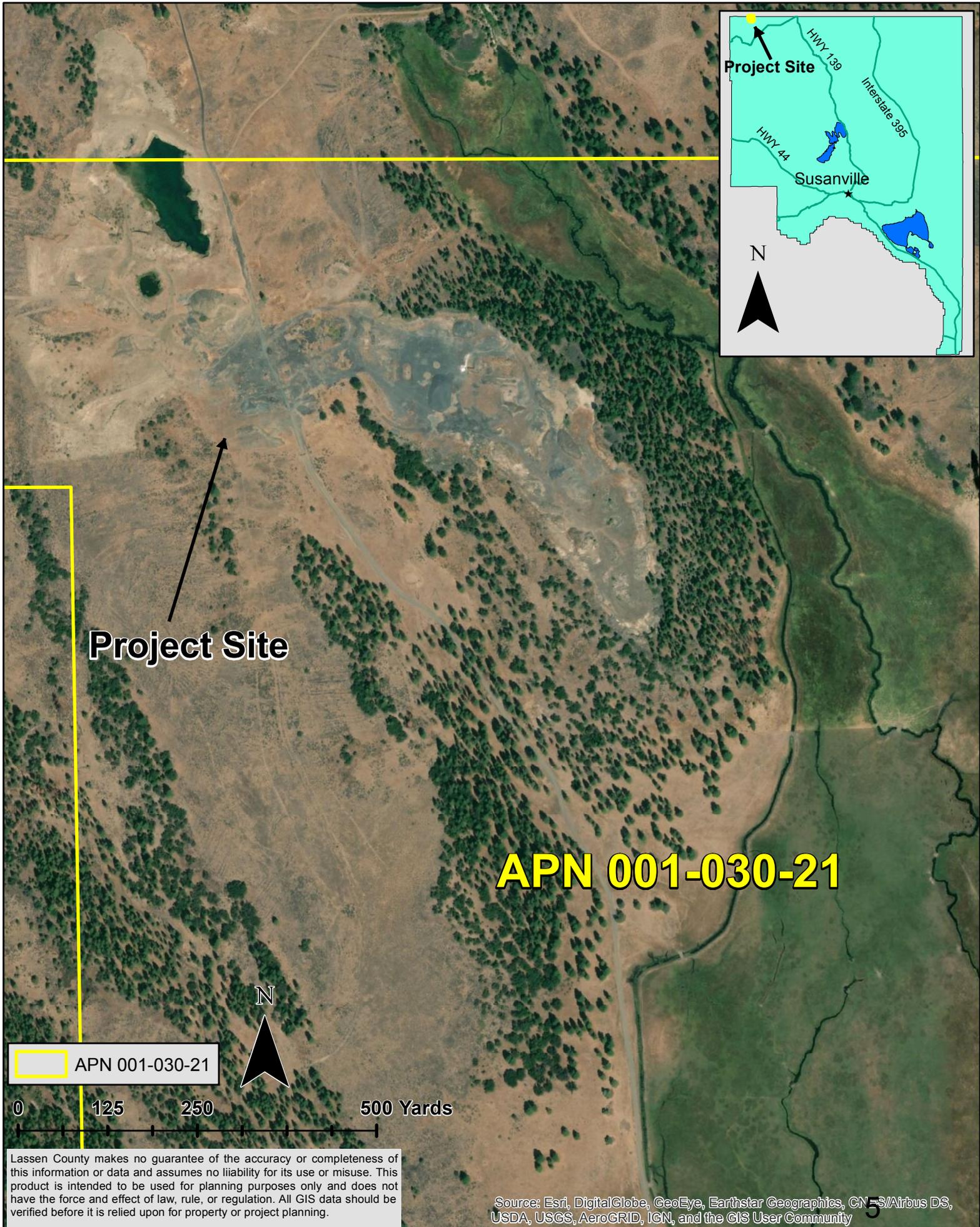
STAFF RECOMMENDATION: Staff has reviewed the enclosed request to extend approved Interim Management Plan #1999-103 and finds that it meets Lassen County Code Section 9.60.120 and Public Resources Code Section 2770(h), and that the surface mining operator has complied fully with the Interim Management Plan to date.

Staff recommends that the Planning Commission adopt a resolution approving the extension to Interim Management Plan #1999-103.

IMP #1999-103 Extension, Kramer Ranch LLC



IMP #1999-103 Extension, Kramer Ranch LLC



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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Oct 7, 2019

Kramer Quarry

Po Box 217

Bieber, ca. 96009

Nancy McAllister

Dept. of Planning and Mining

Extension Request

Kramer Quarry is requesting a 5 year extension of Interim Management Plan #1999-103 for Ca. Mine # 91-18-0005.

Thank you



Karen Kramer

Kramer Quarry

RECEIVED

OCT 09 2019

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES

**INTERIM MANAGEMENT PLAN
FOR
KRAMER PIT
CA MINE ID 91-18-0005**

RECEIVED

OCT 03 2014

*Lassen County Department of
Planning and Building Services*



9 / 26 / 14

Prepared by:

DEEM ENVIRONMENTAL SERVICES

**MINE PERMITTING, RECLAMATION & COMPLIANCE
STORMWATER PLANS & INSPECTIONS
AIR QUALITY PERMITTING**

**740 MELTON COURT, RED BLUFF CA 96080
(530) 737-3438 / travisdeem@charter.net**



INTERIM MANAGEMENT PLAN FORM
THE STATE MINING AND GEOLOGY BOARD



State of California
DEPARTMENT OF CONSERVATION
STATE MINING AND GEOLOGY BOARD
INTERIM MANAGEMENT PLAN FORM

CA MINE ID# 91-18-0005

MINE NAME Kramer Pit

1. Company Operating Steve Manning Construction, Inc.	Site Contact Person Steve Manning	Telephone (530) 222-0810
Street Address/P.O. Box No. P.O. Box 491660	City Redding	State/ZIP Code/County CA / 96049 / Shasta

2. Designated Agent's Name (Individual must reside in CA) None	Mailing Address	
City	ZIP Code	Telephone

3. Owner of Mining Operation Charles and Karen Kramer / Dorothea Kramer Trust, et al.	Telephone (530) 294-5327
Mailing Address P.O. Box 130	
City Bieber	State/ZIP Code CA / 96009
Country (If other than U.S.A.)	

4. Landowner Dorothea Kramer Trust, et al.	Assessor's Parcel # 001-030-21-11
Mailing Address P.O. Box 130	Telephone (530) 294-5327
City/State/ZIP Code Bieber / CA / 96009	Country (If other than U.S.A.)

5. Number or description of reclamation plan amended by IMP 1999-103	
Date Approved April 5, 2006	Copy Attached? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

6.a. Date Mine Became Idle July 1, 2014	b. Date Mining Expected to Resume Unknown
--	--

7.a. Previous Maximum Annual Production 44,519	b. Production While Idle 0-4,400
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INTERIM MANAGEMENT PLAN FORM
 THE STATE MINING AND GEOLOGY BOARD

8. Yes No Financial Assurances approved by Lead Agency. Complete section below for approved Financial Assurances:

ATTACH COPY AND PROOF OF APPROVAL				
a. Amount	Type	Date Posted	Date of Annual Review by Lead Agency	Expiration Date or Renewal Date (If applicable)
87,396.00	Bond	9/4/2014	9/18/2013	NA

b. Yes No Proposed changes to Financial Assurance. Yes No Financial Assurance Cost Estimate attached.

A plan for maintaining the site in a safe and stable condition that includes the following elements must be attached to this form. Check the following boxes to verify that the appropriate information is attached.

9. Management Plan (Attach narrative that addresses all of the following.)

- a. Description of Surface Mining Activities
- b. Erosion Control Plan

If vegetation will not be used to control erosion while the site is idle, provide an explanation and describe an alternative method for surface erosion control in the previous section.
- c. Revegetation Plan
- d. Public Safety
- e. Monitoring and Maintenance Plan
- f. Site Photos
- g. Map

Check the appropriate boxes and attach a map that clearly depicts the relevant information at a legible scale.

 - Current Topography
 - Permit Reclamation Plan Boundary
 - Areas Disturbed by Surface Mining Operations
 - Stockpiles of Ore, Overburden, Waste, etc.
 - Sedimentation Pond
 - Office, Shop, Scalehouse, or Other Structures
 - Utilities
 - Site Drainage
 - Erosion Control Structures
 - Cross Sections
 - Additional Information

INTERIM MANAGEMENT PLAN FORM
THE STATE MINING AND GEOLOGY BOARD

10. Attachments

- Approved reclamation plan (Attach only if there are proposed changes)
- Financial Assurance Cost Estimate
- Approved Financial Assurance and Proof of Approval
- Storm Water Pollution and Prevention Plan (Attach only if the SWPPP will be used in lieu of separate erosion control plan)
- Permit
- CEQA Mitigation and Monitoring Plan (Attach if mitigation measures were imposed in approving the reclamation plan)

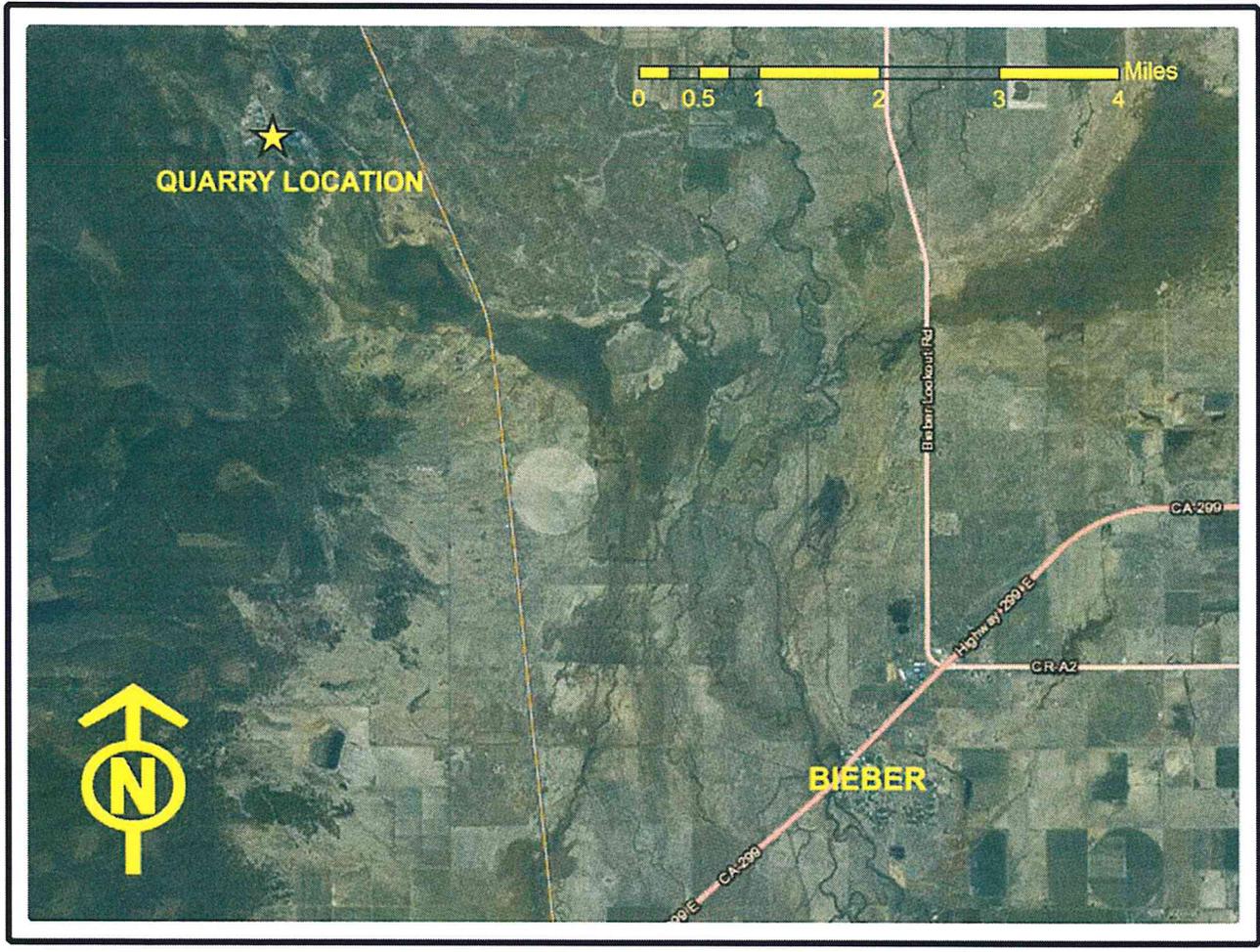
Prepared by Travis Deem	Date 9-26-14
Submitted by Steve Manning Construction, Inc.	Date 9-26-14
Approved by	Date

Interim Management Plan Narrative

1. Background

The Kramer Pit (CA Mine ID 91-18-0005) is located 5.45 miles northwest of the Town of Bieber (see **Figure 1** for site location). Quarried aggregate has been harvested from this site since 1986. The current operator is Steve Manning Construction, which processes the material into construction aggregates.

FIGURE 1 - SITE LOCATION



2. Regional Setting

The site is located in Lassen County 5.45 miles northwest of the town of Bieber. The Quarry occupies a long, sparsely vegetated ridge on the eastern foot of Widow Mountain. The climate is typical of the inter-mountain area with cold winters and mild, dry summers.

The quarry location is not easily seen from the surrounding area due to both the distance from the nearest public vantage point (SR299) and the vegetation that surrounds the site. A 2-mile long, graveled access road connects to Kramer Road to the southeast of the mine. There is no other access to the quarry.

The geology of the area is defined by exposures of various volcanic rocks with basalt predominating.

3. Vegetation

Vegetation on the site consists of scattered stands of Ponderosa Pine with sagebrush and short grasses. Various other species including Madrone and Deerbrush are found throughout the area.

4. Wildlife

The site provides habitat for a number of common species including Mule deer, wild turkey, mountain lion, bear, quail, bobcat, and raccoon.

5. Land Use

The existing land use on the site is mining and cattle grazing. Post-mining use will continue to be grazing.

6. Description of surface mining activities

The Kramer Pit is a seasonal rock source that operates primarily in the warm, dry months although mining is permitted year-round. The operation involves the quarrying of basalt using drill & shoot and ripping techniques. The material is either crushed onsite using a small portable plant or trucked offsite to be processed elsewhere. To date the mining has disturbed approximately 47.9 acres including those areas that have been graded for roads and staging areas. See attached site map at end of document for details.

Mining operations have been temporarily suspended due to a downturn in the economy. It is conceivable that during the 5-year scope of this plan the site may reopen a number of times to provide aggregate at a low level. If during the life of this plan conditions change to the point where this document is no longer adequate then an updated IMP will be submitted.

The site is free from significant erosion and there are no signs of encroachment by noxious weed species beyond the existing background levels. Figure 2 (see attached map) shows the current site condition and notes the relevant site details.

The site will be assessed by the operator on a regular basis, a minimum of twice per year. Each spring and fall an assessment will be conducted to assess the overall condition of the site with particular attention given to the following factors:

1. Erosion control
2. Revegetation
3. Propagation of noxious weeds.
4. Slope stability
5. Public safety

7. Revegetation Plan

The mine is located in an area with sparse soil. The soils that are within the quarry boundaries, particularly on the quarry slopes are already revegetating with local grasses. The processing area and aggregate stockpiles sit upon a bench of solid rock providing very little opportunity for vegetative growth. Weeds will be controlled if they increase beyond the natural background levels for the area. The shallow bedrock of the quarry floor precludes the use of methods such as plowing or hoeing for weed control. The most efficient control method would be the use of herbicides as needed. Noxious weeds shall be managed

when any species accounts for more than 5% of the ground cover and/or when observed weed patches become larger than five square meters where the cover of weeds is more than 50%.

8. Public Safety

The site is located on private property in an extremely rural area. The nearest residence is the Kramer home approximately 1.5 miles from the site. Since the site is located above and away from the road in an area well covered with large vegetation it cannot be seen from nearby public roads. The quarry access road is signed, relatively long and approximately 2 miles in length which discourages people from walking in. There is a hunting cabin and small reservoir just to the north of the quarry which uses the same access road. The site is effectively closed to casual trespass and there is nothing associated with the site that would result in hazards on adjacent lands.

9. Monitoring and Maintenance

The responsibility for determining if the site complies with this document rests with the lead agency. Section 2774(b) of the *Surface Mining and Reclamation Act* requires the lead agency to inspect the mine operation at least once a year. The yearly inspection will determine if the operator is complying with the policies listed in the approved interim management plan.

The processing equipment has been removed from the site but some scrap items, including an empty tank remain. None of this equipment contains oils or other hazardous chemicals so no special protection is required. The operator is responsible for the inspection and maintenance of all erosion control measures. Inspections will occur a minimum of twice per year. The site is effectively closed by snow during the winter months so inspection will occur during the normal operating season. Erosion control success of the site will be by visually inspecting for the presence of bare areas, gullies, and/or rill erosion. Identified erosion will be remedied by either vegetative or structural means. These measures include regrading, check dams, and mulching. Different situations require different means of control and must be decided after examining the situation.

The attached inspection checklist will be used to note site conditions and to indicate where additional measures are needed.

10. Mine Site Visual Inspection Checklist

Regular Inspection

Rainfall Event Inspection (Before)

Rainfall Event Inspection (After) Rainfall _____ Inches

Inspected By: _____ Date: _____

Project: _____

YES	NO	DOES NOT APPLY	
			Are the BMPs called for on the erosion control plan installed in the proper location and according to the specifications?
			Is there any evidence of erosion on stockpiles, roads, slopes, or pit walls?
			Do any structural practices require repair or clean-out to maintain adequate function? If yes, indicate which ones:
			Is there evidence of an increase in the onsite presence of noxious weeds beyond the background level for the area?
			Are safety measures (gates, fences, signs, etc) in place and operating effectively?
			Is there any evidence of slope or bench failure?
			Is there any evidence that sediment is leaving the site?
			Are stored materials and equipment properly maintained and protected from tampering?
			If reclamation is ongoing, are reclaimed areas performing adequately to meet the adopted reclamation standard?
			Has any production activity (stockpile maintenance, processing) occurred at the site since the last inspection? Indicate the type of activity below and whether the mine has moved out of idle status.
			Is there any condition (weather, safety, etc.) which prevents the inspector from completing the inspection? If yes, explain.

Notes: _____

11. Site Photographs

Photo 1: The southeast end of the quarry showing the surrounding stand of pines. The site is surrounded by cut faces and piles of rock and drainage is mostly internal. The quarry floor has already been colonized by volunteer vegetation in many areas.



Photo 2: View from the middle of the quarry looking southeast toward the location of photo 1. The metal tanks are currently empty. Note the forest that surrounds the site.



Photo 3: Large pile of overburden on the north end of the quarry. The pile has been colonized by local grasses and is stable.



Photo 4: View looking to south at the main quarry face. Surrounding highwalls are stable and grass-covered.



Photo 5: Large detention basins on the floor below the highwall shown in photo 4.



12. EROSION CONTROL PLAN

This Plan has two major objectives:

1. To identify and evaluate sources of pollutants associated with quarry activities that may affect the quality of storm water discharges and authorized non-storm water discharges from the facility: and;
2. To identify and implement site-specific best management practices (BMPs) to reduce or prevent pollutants associated with quarry activities in storm water discharges and authorized non-storm water discharges.

The Plan will be revised whenever there is a change in construction, site operation, or maintenance that may affect the discharge of significant quantities of pollutants to surface water.

The plant manager understands he is responsible for the Plan and its implementation. It is the intention of the plant manager to comply with any requirements ensuring the proper operation of the facility.

If at a later date, changes in State law require that the site be covered under an industrial stormwater pollution prevention plan (SWPPP), that document shall supersede this one.

CHAPTER 1 INTRODUCTION

1.1 Purpose of the Plan

The Plan describes the measures that will be implemented at the site to prevent significant transport of sediment from the mine site by erosive forces, including stormwater runoff and wind. The plan will be on file in the Operator's main office in Redding, CA. During periods of operation, a copy of the Plan will also be kept by the foreman at the quarry site.

1.2 BMP Implementation

This Plan identifies personnel to oversee the implementation of any measures to reduce pollution (termed Best Management Practices or BMPs) and to modify the Plan, as needed, over time. The Plan was prepared by the land-use planning consultant (Deem Environmental Services) with active participation from the plant manager. The preparer of this plan is a Certified Professionals in Erosion and Sediment Control and a QSD / QSP. The plant manager will oversee the plan's implementation.

1.3 Implementation Schedule

BMPs will be implemented at the start of seasonal operations. As the need for new and/or revised BMPs becomes evident, they will be employed immediately.

1.4 Updating the Plan

The Plan will be updated whenever there is the need for new and/or revised BMPs. Whenever a change in facility activities occurs that may significantly affect the discharge of pollutants, the Plan shall be updated. Further, the Plan may be changed when more economical BMPs with comparable or improved results are identified. The plant manager is responsible for determining if the Plan requires updating.

CHAPTER 2 SITE OPERATIONS

2.1 Onsite Activities

Major activities at the site consist of the following:

Quarry area
Material stockpiles

2.2 General Facility Activities

The facility surface-mines construction grade aggregates, primarily for road construction and maintenance. A portable crushing & screening plant is brought to the site on an as-needed basis to the quarry.

Extraction of aggregate is from a hard rock quarry that covers approximately 50 acres of the site. Rock is ripped or blasted before it is excavated and transported to the processing plant.

Heavy vehicle equipment associated with the operation generally includes one water truck, front-end loader and a dozer. All heavy vehicles and certain stationary equipment use diesel fuel No. 2 as well as assorted petroleum based lubricants. There is currently no equipment at the site.

2.3 Description of Storm Drainage System

The drainage area for the facility encompasses 50 acres of quarry that includes the access road, quarry, stockpile areas, and unprocessed shot rock. The site is located near the top of a ridge and does not receive significant run-on from offsite. The native rock is highly fractured and most precipitation appears to percolate down into the rock mass instead of running off. The various berms built up on the eastern edge of the quarry effectively prevent stormwater from leaving the site. The bottommost portion of the quarry acts as a detention basin.

CHAPTER 3 LIST OF SIGNIFICANT MATERIALS

The following significant materials are handled or stored at the facility.

3.1 Industrial Processes

Aggregate Stockpiles

During the life of the mine, there will typically be piles of processed material stored at the site. The size and amount of material varies from year to year according to market need and other factors. The average size of the shot material is between six inches square to large blocks of riprap, which are up to three feet long.

Quarry Area

The quarry area is the only unforested section of the property, aside for the access road. Rock is blasted from the rock face and either transported offsite or stored in temporary piles. Overburden is placed in various locations within the quarry, as is convenient to current excavation.

CHAPTER 4 DESCRIPTION OF POTENTIAL SOURCES OF POLLUTION

Some activities and materials onsite could potentially be sources of pollution. This section will address those locations and activities that are potential sources of pollution.

The following potential sources of pollutants exist:

4.1 Industrial Processes

Crushing/Screening Operation

Dust is generated during the crushing and conveying of material. Sediment from the process material is possible. There could be spillage of petroleum products on the ground during filling of diesel tanks supplying generators. All diesel tanks and drums will be placed in secondary containments.

Quarry

Dust can be generated from the quarry operation and transport of material from the quarry. There could be leakage from the equipment. Explosives are often used at the site before excavating material. The explosive are brought onsite when needed and unused material is removed immediately.

4.2 Material Handling and Storage Areas

There can be dust and sediment from the stockpile area. Dust and sediment can originate from the stockpiles themselves or from equipment transporting the material.

4.4 Vehicle fueling Area, Petroleum Storage and Sewage Facilities

During periods of activity, fueling of vehicles occurs at this location as well as the storage of lubricants for machinery and equipment. These are stored onboard a service truck. Petroleum products could be a source of pollution from spillage during fueling of vehicles and equipment or the filling of tanks or transport of drums and buckets. There could also be leakage from vehicles and equipment. Dust from traffic is a potential pollutant.

Sewage generated from the employees is handled by a portable toilet, which is regularly maintained. There is no septic system associated with the operation.

4.5 Parking and Storage

Vehicle/equipment parking and storage of material occurs at various locations. Dust could occur from vehicle and equipment movement. The vehicles and equipment could have leaks.

4.6 Dust Generating Activities

Dust generating activities include the operation of the crushing plant, vehicle traffic, movement of material, blasting, drilling, stockpiles, and unpaved ground surfaces. Most of the potential dust generating locations are the screening and crushing operation and vehicular and equipment traffic.

4.7 Overburden Erosion

Erosion from overburden piles could occur from bare surfaces in the quarry area, unpaved or dirt roads, and non-vegetated areas. The mine has been in operation for 28 years. Previous mining did not preserve the topsoil in separate piles and only overburden has been retained onsite. Erosion from the overburden stockpiles is the greatest concern.

CHAPTER 5 ASSESSMENT OF POTENTIAL POLLUTION SOURCES

5.1 List of Potential Pollutant Sources

Table 1 lists the possible locations of pollution sources and the BMPs that are proposed to reduce or eliminate their entering storm water.

TABLE 1

Area	Activity	Pollutant Source	Pollutant	Best Management Practices
Aggregate Stockpiles	Storage of material Loading & unloading aggregates	Fine particles on aggregates Equipment leaks	Sediment Dust Petroleum based lubricants	<ul style="list-style-type: none"> Gravel surfacing travel areas Watering travel areas
Crushing Plant	Running crusher & screens	Spills and leaks at tanks Equipment and machinery leakage, Vehicular and equipment traffic	Diesel fuel Petroleum based lubricants. Dust Sediment	<ul style="list-style-type: none"> Secondary containment for diesel tanks Water bars housekeeping measures Watering travel surfaces. Train employees on proper fueling, cleanup and spill response techniques Implement adequate protective maintenance program to prevent tank and line leaks. Inspect area daily to detect problems before they happen Silt fence around erodible stockpiles
Parking and storage	Storage of material, Parking of vehicles and equipment	Leaks from vehicles and equipment. Stored metal and wood products Vehicular and equipment traffic	Petroleum lubricants Minor dust, sediment & metals	<ul style="list-style-type: none"> Inspect vehicles and use area regularly to detect any sources of leaks. Keep most stored products off the ground (pallets)

<p>Quarry including roads and accessory areas</p>	<p>Blasting Clearing Moving aggregate</p>	<p>Loose and falling rocks Denuded surfaces Leaks from vehicles and equipment. Vehicular and equipment traffic</p>	<p>Sediment Dust Petroleum based lubricants</p>	<ul style="list-style-type: none"> • Watering quarry face. • Keep explosives in dry and secure location • Watering use areas. • Rock lined ditches • Mulching & seeding • Straw bale barriers • Water bars • Rock, mulch and gravel most roads
<p>Vehicle fueling and petroleum storage.</p>	<p>Fueling</p>	<p>Spills and leaks during delivery Spills caused by topping off Leaking storage tanks</p>	<p>Diesel Gasoline</p>	<ul style="list-style-type: none"> • Secondary containment for all petroleum products • Minimize run-on into fueling area • Implement adequate protective maintenance program to prevent tank and line leaks • Inspect fueling area daily to detect problems before they happen • Train employees on proper fueling, cleanup, and spill response techniques

5.2 Significant Materials That May Come in Contact With Storm Water

Table 2 lists types of pollutants associated with onsite activities that could potentially be identified in storm water from the facility.

TABLE 2

<p>POTENTIAL POLLUTANTS DIRECTLY ASSOCIATED WITH THE FACILITY THAT COULD POSSIBLY BE PRESENT IN STORMWATER RUNOFF IN SIGNIFICANT QUANTITIES</p> <p>Oil/grease (petroleum hydrocarbons)</p> <p>Suspended particulates (sediments)</p>
--

CHAPTER 6 STEPS TO REDUCE POLLUTION

6.1 Best Management Practices (BMPs)

Best management practices (BMPs) are procedures designed to reduce contamination or the potential for contamination of storm water. They can be simple, low cost solutions, such as installation of a water bar. Conversely, BMPs can be as expensive as installing an oil/water separator. BMPs are to be implemented and reviewed annually.

BMPs can be divided into two categories: source control and treatment control. Erosion control BMPs for source control requires treating locations where there is the potential for erosion and stopping the erosion from occurring. Treatment BMPs for erosion control requires the treating runoff that has sediment in it. Sediment basins are an example of a treatment BMP.

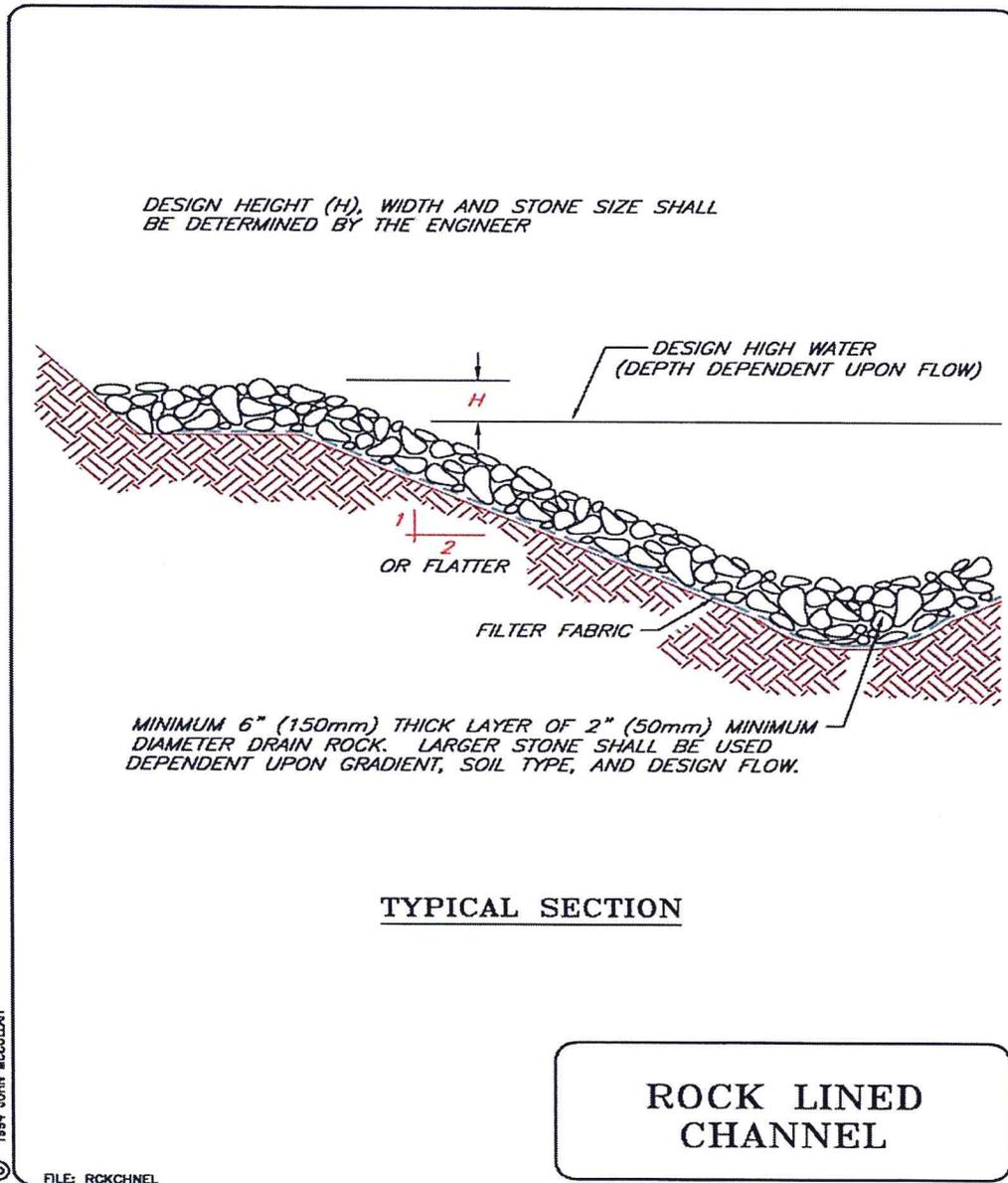
6.2 Application of BMPs

The plant manager is responsible for the implementation of all BMPs. Future BMPs will also be developed and implemented as necessary.

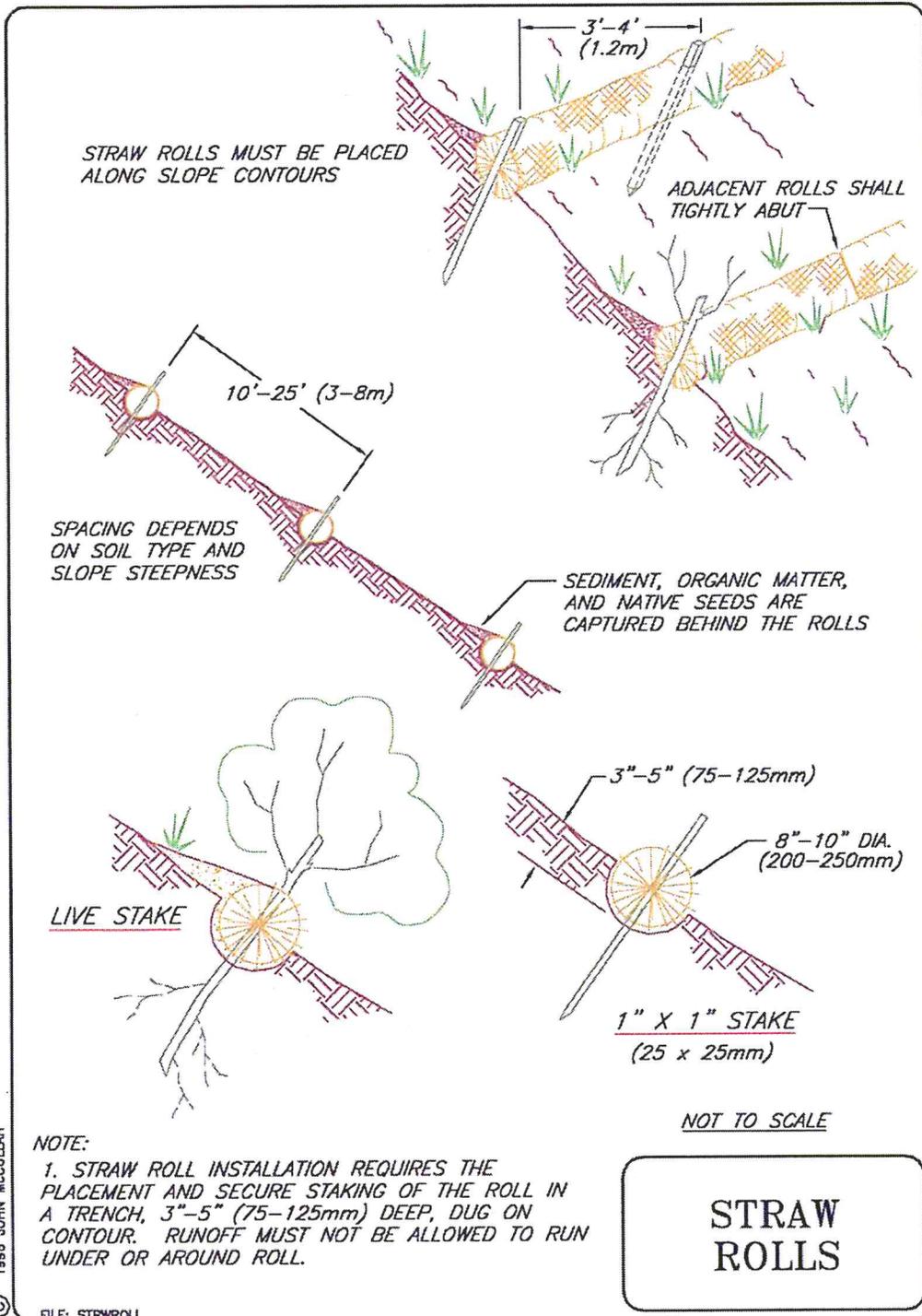
6.3 Source BMPs for erosion control

The main emphasis in the Plan is to implement source BMPs at the site. Source BMPs are directed to reduce erosion at the following locations: erodible hillsides, erodible conveyance structures such as ditches, roadways, and erodible slopes/stockpiles. Four source BMPs are suggested, each of these BMPs is detailed below. Other BMP's are to be used as appropriate.

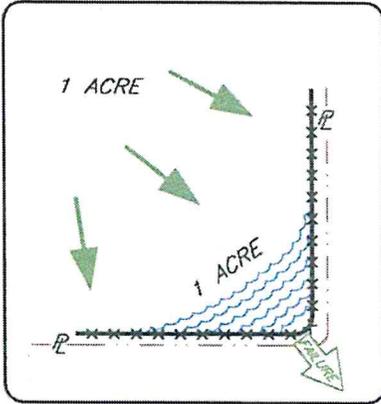
1. Rock lined ditches



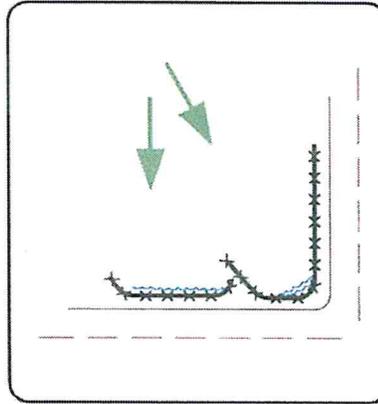
2. Straw Wattles



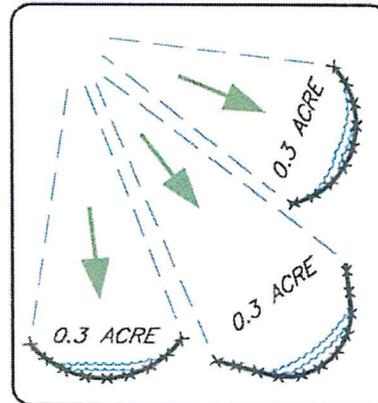
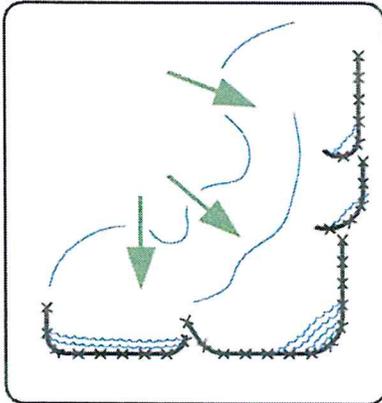
3. Silt Fence



Incorrect – Do Not layout "perimeter control" silt fences along property lines. All sediment laden runoff will concentrate and overwhelm the system.



Correct – Install J-hooks



Discreet segments of silt fence, installed with J-hooks or 'smiles' will be much more effective.

**SILT FENCE PLACEMENT
FOR PERIMETER CONTROL**

6.4 Good housekeeping measures in erosion control

The following good housekeeping practices will be applied on site:

- Avoid storing erodible overburden/stockpiles near drainage conveyances unless erosion control measures are installed around them.
- Encourage employees to report any potential erosion concerns to the plant manager.
- Use of water truck for dust mitigation.

6.5 Petroleum products and maintenance BMPs include the following:

1. Providing secondary containment of diesel tanks, motor oils, and lubricants.
2. Used fluids, filters, and other contaminated materials will be disposed on a regular basis.
3. Used batteries are also properly removed from the site by a registered hauler.
4. Place rags used for cleaning spills in a container for removal from site.
5. Adequately sized drip and drain pans are used when removing fluids.
6. Material storage areas and containers are checked daily.
7. Equipment operators are responsible for inspecting and/or maintaining the equipment. Unsafe conditions should be reported to the facility manager or foreman as soon as possible. Company inspections, maintenance, and service significantly reduce the potential for this type of pollution to occur.
8. For all contracted equipment, it is the responsibility of the private contractor to maintain his equipment in a clean and safe manner.
9. Drums and containers will be capped and tilted to allow runoff of water.
10. Equipment and machinery will be well maintained to prevent the leaking of petroleum products.
11. Promptly cleaning up minor spills using absorbent materials such as rags and sand.
12. If a major spill occurs, it will be contained with earthen berms, excavated, stored in a stockpile, and covered with an impervious material.
13. Employee training on fueling, spill response, and cleanup
14. Inspection of staging areas for any leakage from vehicles and prompt cleanup.

6.7 Miscellaneous BMPs include the following:

1. Non-hazardous solid waste is removed from the site by and taken to the County disposal facility.
2. Empty portable toilets on a regular basis.
3. Locate portable toilets away from drainages.
4. Portable toilets will be out of vehicle traffic areas.
5. Using sprinkler system for crusher dust control.

6.8 Employee Training

All current employees will be made aware of the Plan and how it relates to their particular role in carrying out BMPs.

Training will be for those personnel, who will:

1. Implement the activities identified in the Plan.
2. Conduct inspections, sampling and visual observations.

Training will address spill response, good housekeeping, material handling, and actions necessary to implement the BMPs identified in the Plan. Training will occur at the beginning of each operating season. New employees will be advised of their responsibilities during orientation at the time of their initial employment. Records shall be maintained of all training sessions held.

CHAPTER 7 MONITORING AND RECORD KEEPING

7.1 Verifying BMP Implementation

It is the responsibility of the plant manager to assure the BMPs are implemented. New BMPs and/or other changes to the Plan will be considered by the plant manager during the course of operations and implemented as necessary. The site will be weatherized prior to October 15.

7.2 Record Keeping

Monitoring and other records will be kept at the main office in Redding, California. It is the responsibility of the plant manager to keep the records.

7.4 Inspections

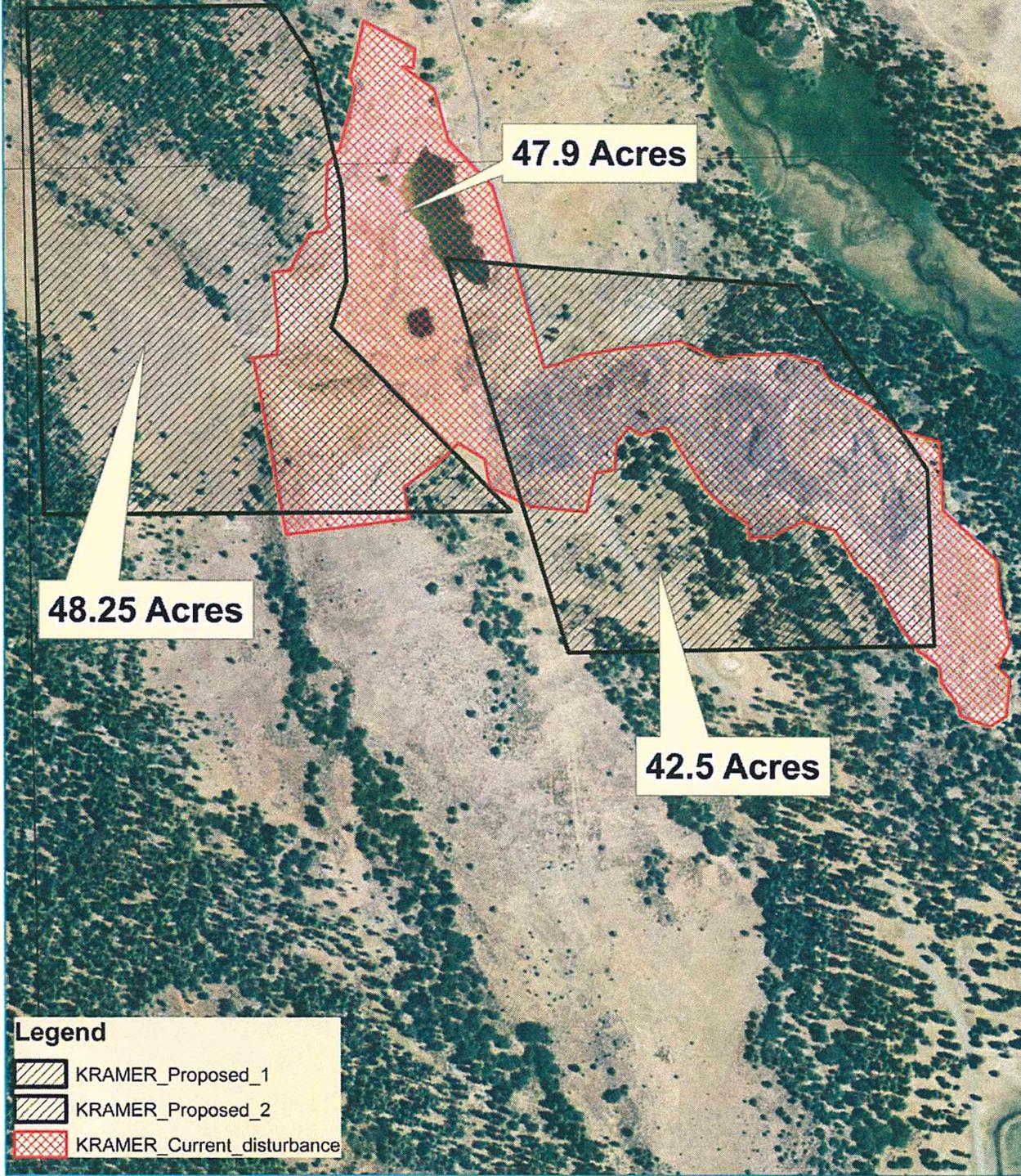
The plant manager will perform an annual compliance inspection of the facility prior to October 15 of each year during which the plant quarry has operated. The annual compliance will involve the following:

1. Inspection of all potential pollutant sources and industrial activity areas.
2. Review of Plan to assure that its BMPs address existing potential pollutant sources and industrial activity areas.
3. Inspect entire site to verify the Plan is up to date.
4. Review all compliance records generated since last annual evaluation.
5. Review of major elements of the Plan to assure compliance with the permit.
6. Review of Plan to assure that:
 - a. The BMPs are adequate in reducing or preventing pollutants in storm water discharges, and;

- b. The BMPs are being implemented. The plant manager will update the Plan text to reflect any changes in conditions or BMPs.

During the winter which follows a period of activity(October 15 to April 15), the plant manager or his designated agent will periodically inspect the site to judge the effectiveness of the BMPs and where additional BMPs need to be employed unless the site is inaccessible due to snow.

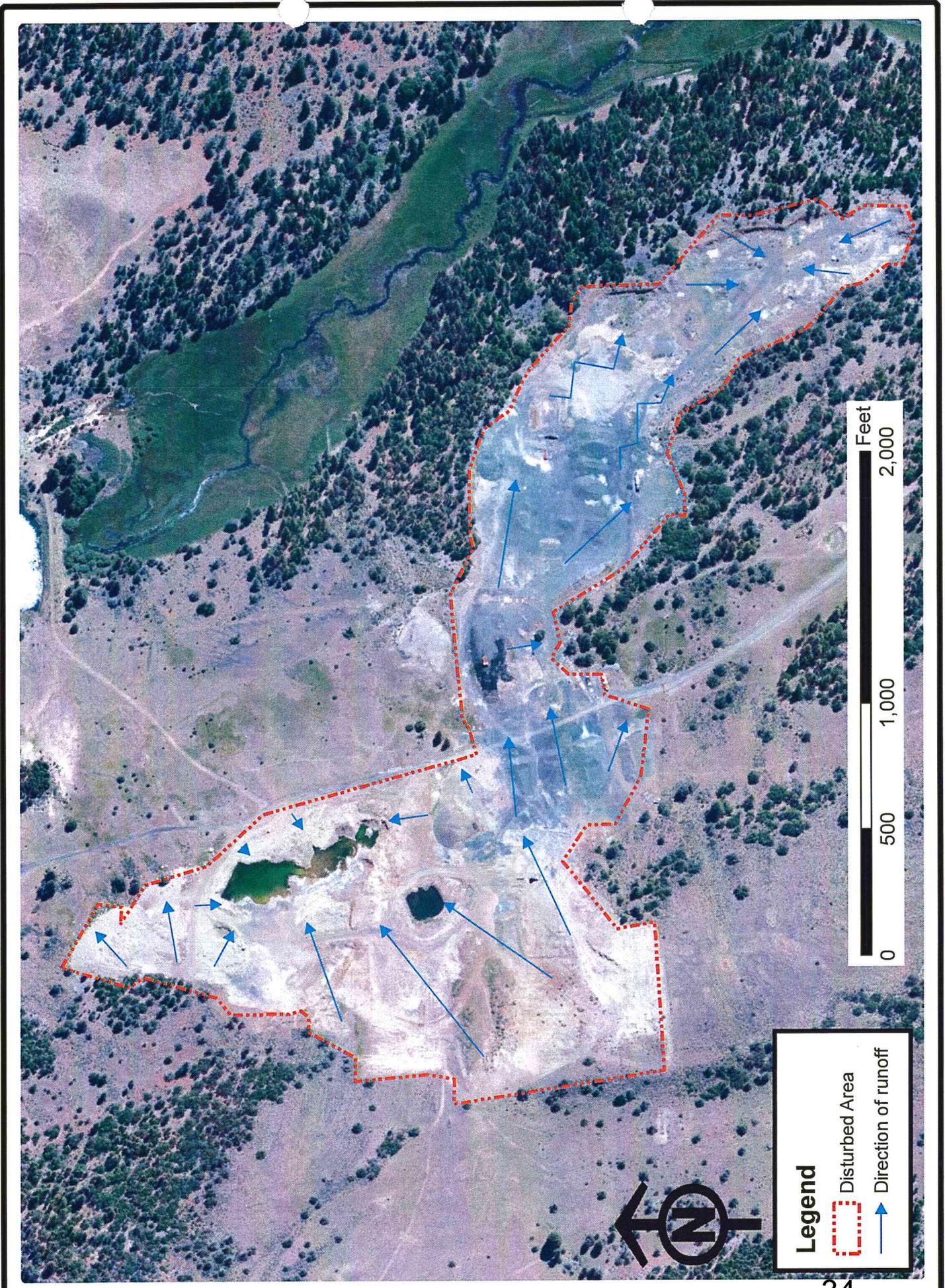
Kramer Quarry- September 4, 2014



Legend

-  KRAMER_Proposed_1
-  KRAMER_Proposed_2
-  KRAMER_Current_disturbance

KRAMER PIT - DIRECTION OF RUNOFF



RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION APPROVING EXTENSION TO INTERIM MANAGEMENT PLAN #1999-103, KRAMER RANCH LLC, FOR APPROVED RECLAMATION PLAN #1999-103/8-01-86 (CA MINE ID #91-18-0005).

WHEREAS, the Planning Commission of Lassen County, after due notice has considered on December 3, 2019, the extension to approved Interim Management Plan #1999-103, Kramer Ranch LLC, to allow for a continued temporary plan of mining operations to be in effect during idle production periods. The proposed extension to the Interim Management Plan is to be in effect for no more than five years and must address the requirements of Public Resources Code 2770(h). The existing mining operation is located approximately 5 miles northwest of Bieber, CA. A.P.N.: 001-030-21; and

WHEREAS, the Planning Commission of Lassen County is responsible for the consideration and approval of the proposed extension to approved Interim Management Plan #1999-103; and

WHEREAS, the Environmental Review Officer of the County of Lassen has determined that Interim Management Plans, and therefore extensions to Interim Management Plans, are not subject to the California Environmental Quality Act (CEQA) as they are not considered a “project” as defined by Section 15378 of the Guidelines and SMARA Section 2770(h)(1).

NOW, THEREFORE, BE IT RESOVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Lassen County Planning Commission finds as follows:
 - a. The proposed extension to Interim Management Plan #1999-103 is consistent with Lassen County Code, Section 9.60.120 Interim Management Plans (d).
 - b. The proposed extension to Interim Management Plan #1999-103 will be in effect for no more than five years from the date of its approval and will address the requirements of Public Resources Code, Section 2770(h).
 - c. Pursuant to Public Resources Code, Section 2770(a), surface mining operations shall not be conducted, including operations performed under an approved Interim Management Plan, unless a valid permit from the lead agency is in place.

RESOLUTION NO. _____

3. The Planning Commission hereby concurs with the Environmental Review Officer that the Interim Management Plan, and therefore the extension to that Interim Management Plan, is not subject to the California Environmental Quality Act (CEQA) as it is not considered a “project” as defined by Section 15378 of the Guidelines and SMARA Section 2770(h)(1).

4. The Planning Commission hereby approves the extension to Interim Management Plan #1999-103, Kramer Ranch LLC, subject to conditions established in the original Interim Management Plan approval, through Resolution No. 12-01-14 (Exhibit A).

PASSED AND ADOPTED at the regular meeting of the Planning Commission of the County of Lassen, State of California, on the 3rd day of December 2019, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

Chairman
Lassen County Planning Commission

ATTEST:

Maurice L. Anderson, Secretary
Lassen County Planning Commission

EXHIBIT A
Original Approving Resolution & Conditions

RESOLUTION NO. 12-01-14

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION APPROVING INTERIM MANAGEMENT PLAN #1999-103, STEVE MANNING CONSTRUCTION, FOR APPROVED RECLAMATION PLAN #1999-103.

WHEREAS, the Planning Commission of Lassen County, after due notice and a public hearing held on December 3, 2014, has considered Interim Management Plan (IMP) #1999-103, as proposed by Steve Manning Construction, to allow for a temporary reduction of mining operations during idle production periods; and

WHEREAS; the Planning Commission of Lassen County is responsible for the consideration and approval of the proposed IMP, which is considered a minor amendment to approved Reclamation Plan # 1999-103 and must address the requirements of PRC §2770(h); and

WHEREAS; an approved IMP may remain in effect for a five year period, with two- five year, extensions available at the request of the applicant; and

WHEREAS; the Environmental Review Officer for Lassen County, has determined that the proposed IMP is not subject to the California Environmental Quality Act (CEQA), because IMP's are not considered a "project" as defined by Division 13, Section 21065 of the CEQA guidelines.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Lassen County Planning Commission finds as follows:
 - a. The proposed project is consistent with Lassen County Code, Section 9.60.120 Interim Management Plan and Public Resources Code, Section 2770(h) and 2774.
 - b. The proposed Interim Management Plan #1999-103, will be in effect for a period of five years and will address the requirements of Public Resources Code 2770(h) for the duration of the idle period.
3. The Planning Commission hereby concurs with the Environmental Review Officer that the proposed IMP is not subject to CEQA, because it is not considered a "project" as defined by Division 13, Section 21065 of the guidelines.
4. The Planning Commission hereby approves IMP #1999-103, as proposed by Steve Manning Construction, with the attached conditions (Exhibit A).

RESOLUTION 12-01-14

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the 3rd day of December, 2014, by the following vote:

AYES: Mudrich, Purdy, Solomon, Herman

NOES: None

ABSTAIN: None

ABSENT: None



Chairman
Lassen County Planning Commission

ATTEST:



Maurice L. Anderson, Secretary
Lassen County Planning Commission

By: Gaylon F. Norwood

EXHIBIT A
CONDITIONS OF APPROVAL
INTERIM MANAGEMENT PLAN #1999-103, STEVE MANNING CONSTRUCTION

1. If the facility will be generating hazardous waste, storing hazardous materials, or utilizing aboveground fuel tanks, the applicant must submit a Hazardous Materials Business Plan to the Lassen County Environmental Health Dept. for review and approval.
2. The Operator shall secure a Sketch (5) encroachment permit from the Lassen County Road Department for egress/ingress from Kramer Road, County Road 413. An annual Review by the Lassen County Road Department shall assess damage caused to Kramer Road or any adjacent tributary routes, as a result of operations under the Kramer Quarry Interim Management Plan. This review will be implemented to assess road conditions and potential repairs to be agreed upon by the Operator and Lassen County Road Department.

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PROPERTY OWNER: John Valentich
TYPE OF APPLICATION: Fire Safety (502) Variance

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Draft Resolutions	006
Response from CAL FIRE.....	011
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Fire Safety (502) Variance Application and Proposed Plot Plan	014

LASSEN COUNTY PLANNING COMMISSION
STAFF REPORT
December 3, 2019

FILE NUMBER: Variance #2019-003
APPLICANT: John Valentich
TYPE OF APPLICATION: 502 Variance
GENERAL LOCATION: The project site is located at 701-910 Richmond Road East, Susanville, CA 96130
ASSESSOR'S PARCEL NUMBER: 116-220-09
PROJECT SITE ZONING: R-1-AA-D (Single Family Residential, Accessory Animal, Design Combining District)
GENERAL PLAN: "Rural Residential" pursuant to the *Richmond/Gold Run Area Plan, 1993* and the *Lassen County General Plan, 2000*.
ENVIRONMENTAL DOCUMENT: Exempt from CEQA pursuant to Section 15305(a) of the CEQA Guidelines
ASSIGNED STAFF: Kelly Mumper, Associate Planner

AUTHORITY FOR APPLICATION:

Variance Provision, Lassen County Code Section 18.110 et seq. established regulations.

REGULATING AGENCIES:

<u>Agency</u>	<u>Identified Permits/Approvals</u>
Planning Commission	Recommendation to Board of Supervisors
Dept. of Planning and Building Services	Building Permit(s)

PROJECT DESCRIPTION: Proposed 20-foot setback for a 676 square-foot accessory structure instead of the 30-foot setback from the side property line otherwise required by Lassen County Code Section 9.16.103(d)(1)(A). The subject parcel is zoned R-1-AA-D (Single Family Residential, Accessory Animal, Design Combining District).

PROJECT SITE CHARACTERISTICS: The project site is located at 701-910 Richmond Road East, Susanville, CA 96130. APN 116-220-09-11. The subject parcel is currently undeveloped. However, the property owner intends to develop the parcel with a single family residence and a detached two car garage at a later date. Both proposed structures will be subject to Design Review. The project site is not within the 100-year flood zone as described by the Federal Emergency Management Agency.

ACCESS/REQUIREMENTS: Access is by way of Richmond Road East, which is a County-maintained road.

SURROUNDING PROPERTY CHARACTERISTICS AND ZONING: Parcels in the immediate vicinity consist of both unimproved land, agricultural uses, and residential uses owned by private

landowners created by The Diamond View Subdivision Map Unit 1 No. for Hayden Emerson, recorded at Book 4, Page 30 O.R. Lassen County.

	Zoning	Parcel Size (acres)	Land Use Designation <i>(Richmond/Gold Run Area Plan, 1993)</i>
North	E-A	99.63	“Intensive Agriculture”
East	R-1-AA-D	1.03	“Low Density Urban Residential”
South	R-1-NH-40-AA-D/P-U-D	44.99	“Upland Residential/Planned Unit Development”
West	R-1-AA-D	1.0	“Low Density Urban Residential”

R-1-AA-D (Single-Family Residential District, Agricultural Combining District)
 E-A (Exclusive Agriculture)
 R-1-NH-40-AA-D/P-U-D (Single Family Residential, Natural Habitat, Accessory Animal)

GENERAL PLAN: The subject parcel’s land use designation is “Low Density Urban Residential” in the *Richmond/Gold Run Area Plan, 1993*. Said plan describes said land use designation as follows:

Parcel size is one acre with density not exceeding one dwelling unit per acre.

In addition, *Richmond/Gold Run Area Plan, 1993*, states as follows:

- 15-A. Housing development shall be consistent with the policies and provisions of the Housing Element of the Lassen County General Plan.
- 15-B. Within areas designated for residential use, housing should be established in the least environmentally sensitive locations.
- 15-C. Residential land use shall continue to be the primary developed land use in the planning area in order to maintain the rural character of the community.
- 15-F. All new structural development and exterior reconstruction shall be designed and constructed in a manner that will complement the community character and protect any unique features and amenities of the site.
- 15-G. For new residential development, maintain fiscal balance related to the demand for new or increased levels of public services created by the development.
- 15-H. Density limits shall be established within this area plan and implemented through zoning and other development controls to manage the intensity of development in terms of both population and buildings.
- 15-M. The County shall provide for community participation in Design Review.

- 15-8. All new buildings and exterior reconstruction shall be subject to design review in accordance with standards established by the community with consideration for such things as:
 - Site disturbance and ultimate site coverage
 - Building size
 - Adjacent views and solar access
 - Landscaping
 - Exterior appearance (construction techniques and architectural features such as materials and textures, overhangs; etc.)
 - Accessory buildings
 - Avoidance of environmentally sensitive areas.

The *Lassen County General Plan, 2000*, also identifies the following goals and policies in relation to neighborhood quality:

- Neighborhoods which offer safe and pleasant living environments for the residents of Lassen County (Goal L-8).
- Reasonable development and design review standards which protect communities from poorly designed development which detracts from the overall quality of the area (Goal L-10).
- The County supports the need to maintain safe and pleasant living environments and, in consideration of related land use decisions, shall require mitigation of impacts which significantly threaten such qualities (Land Use Policy 21).
- The County will continue to utilize design review districts in selected areas in order to ensure that buildings and other substantial developments are designed and constructed so as not to be of unsightly, undesirable or obnoxious appearance to the extent that they will hinder the orderly and harmonious development and appearance of the neighborhood (Land Use Policy 23).

LOCAL GOVERNMENTAL SERVICES:

- Fire protection is provided by the Susan River Fire Protection District
- Police protection is provided by the Lassen County Sheriff’s Department and the Susanville Police Department
- School service is provided by the Johnstonville School District and Lassen Union High School District

LASSEN COUNTY CODE: Lassen County Code Section 18.22.050(3), which pertains to R-1 districts, states that the front yard setback required is 20 feet.

Lassen County Code Section 18.110.010 states:

When practical difficulties, unnecessary hardships or results inconsistent with the purpose and intent of this title (the Lassen County Code) may result from the strict application of certain height, yard, or area requirements thereof, variances in such requirements may be granted as provided in this chapter.

Lassen County Code Section 18.110.040 requires that the Planning Commission make written findings of facts showing whether the qualifications under Section 18.110.020 apply to the land, building, or use for which a variance is sought and whether such variance is in harmony with the general purposes of the Lassen County Code. These findings must then be submitted to the Board of Supervisors. The findings of the Planning Commission, and ultimately the Board of Supervisors, must make in order to approve a variance application are found at Lassen County Code Section 18.110.020, and read as follows:

- (1) That there are exceptional or extraordinary circumstances, or conditions applying to the land, building, or use referred to in the application, which circumstances or conditions do not apply generally to land, buildings, and/or uses in the same district;*
- (2) That the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner;*
- (3) That the granting of such application will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant, and will not, under the circumstances of the particular case, be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood. (Ord. 467 § 40, 1984).*

DISCUSSION: The applicant states that the subject parcel has low vegetation and has no trees. The applicant is proposing this Variance to accommodate a future residence and garage. The garage proposed with this variance application is the only structure that will require a variance. The variance is needed because of the proposed location of the residence to be constructed at a future date. The adjoining property had a Variance for a detached garage approximately a year ago and if approved the two garages would be approximately 32 feet apart with little to no vegetation between them.

Furthermore, the applicant asserts that the granting of the application is necessary for the preservation and enjoyment of the applicant's property rights, and that the application, if granted, would not materially affect adversely the health or safety of persons residing or working in the neighborhood, nor will the granting of the variance be materially detrimental to the public welfare nor injurious to property nor to improvements in said neighborhood.

Resolutions both approving and disapproving the proposed variance application are attached with this staff report.

ENVIRONMENTAL DOCUMENT: The Environmental Review Officer of Lassen County has determined that this proposal is exempt from the California Environmental Quality Act (CEQA) review under Section 15305(a) of the CEQA Guidelines, which exempts minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including but not limited to... minor lot line adjustments, side yard, and *set back variances* not resulting in the creation of any new parcel.

Staff conducted a site visit as part of the review of this application and confirmed that the exceptions found at Section 15300.2 of the 2019 CEQA Guidelines do not apply to this variance application. Said exceptions would preclude the use of a categorical exemption for this project.

RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION
APPROVING FIRE SAFETY (502) VARIANCE APPLICATION # 2019-003,
VALENTICH

WHEREAS, the Planning Commission of Lassen County, after due notice and a public hearing conducted December 3, 2019, has considered Fire Safety (502) Variance Application #2019-003, filed by John Valentich, to allow a 20-foot setback for a 676 square-foot accessory structure instead of the 30-foot setback from the side property line otherwise required by Lassen County Code Section 9.16.103(d)(1)(A). If the fire safe variance is approved, it will result in a 10-foot reduction of the setback that is otherwise required. The property is currently undeveloped. The application has been submitted in anticipation of building permit applications for a residence and the proposed accessory structure of the property located at 701-910 Richmond Road East, Susanville, CA 96130. APN 116-220-09; and

WHEREAS, the Environmental Review Officer of the County of Lassen has determined that the project is exempt from the requirements of the California Environmental Quality Act under Section 15305(a) of the 2019 California Environmental Quality Act Guidelines; and

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Lassen County Planning Commission finds as follows:
 - a. That the proposed project is consistent with the *Richmond/Gold Run Area Plan, 1993*, the provisions of the Lassen County Zoning Ordinance, and the general purposes of Lassen County Code Chapter 9.16.
 - b. That the project is located in a development area that will provide at least the same practical effect with regard to fire safety as the setback requirements of Lassen County Code Chapter 9.16 and/or, measures have been incorporated into the proposed project that will provide at least the same practical effect with regard to fire safety as the setback requirements of the chapter.
 - c. That the granting of the waiver, including consideration of any measures incorporated from subsection (d)(1)(C)(i)(A), would not adversely affect the health or safety of persons residing or working in the neighborhood, and will not be detrimental to property or improvements in the neighborhood, in terms of fire safety.

RESOLUTION NO. _____

- d. The proposed 20-foot setback from the southern property line is consistent with the side yard setback required for buildings in the R-1-AA-D (Single Family Residential, Accessory Animal, Design Combining District) zoning district codified at Lassen County Code Section 18.22.050(B) (4).
- 3. The Planning Commission hereby concurs with the Environmental Review Officer that the project qualifies for an exemption, pursuant to Section 15305(a) of the California Environmental Quality Act Guidelines.
- 4. The Planning Commission hereby approves Fire Safety (502) Variance Application #2019-003, subject to the conditions of approval set forth in Exhibit "A" attached hereto.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the 3rd day of December 2019, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

Chairman
Lassen County Planning Commission

ATTEST:

Maurice L. Anderson, Secretary
Lassen County Planning Commission

EXHIBIT "A"

CONDITIONS OF APPROVAL
FIRE SAFETY (502) VARIANCE #2019-003

1. The proposed structure shall not be located closer than 20 feet from the southern property line as proposed in the fire safety (502) variance application, and shall meet all other applicable setback requirements.
2. The proposed garage shall be constructed of material in compliance with current adopted codes.
3. The applicant shall maintain the required defensible space clearance (PCR 4291) to ensure a fire-resistant separation between structures and property lines as described in CAL FIRE'S submitted letter date-stamped September 30, 2019.
4. Prior to issuance of a building permit for construction of the proposed accessory structure, the applicant shall either:
 - a) Establish a primary use on the parcel through construction of a permitted single family residence; or
 - b) Secure building permits for construction of a single family residence on the parcel.
5. In the event that any archaeological or cultural resources are discovered during construction or any ground disturbing activities in association with this project, such work is to be halted in the immediate area of the discovery until a qualified archaeologist, who shall be retained at the project proponent's expense, is consulted to assess the find's significance and recommend appropriate mitigation measures. The project proponent shall implement any mitigation measures recommended by the archaeologist to reduce potentially significant impacts to identified cultural resources to a less than significant level.

RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION
DISAPPROVING FIRE SAFETY (502) VARIANCE APPLICATION # 2019-003,
VALENTICH

WHEREAS, the Planning Commission of Lassen County, after due notice and a public hearing conducted December 3, 2019, has considered Fire Safety (502) Variance Application #2019-003, filed by John Valentich, to allow a 20-foot setback for a 676 square-foot accessory structure instead of the 30-foot setback from the side property line otherwise required by Lassen County Code Section 9.16.103(d)(1)(A). If the fire safe variance is approved, it will result in a 10-foot reduction of the setback that is otherwise required. The property is currently undeveloped. The application has been submitted in anticipation of building permit applications for a residence and the proposed accessory structure of the property located at 701-910 Richmond Road East, Susanville, CA 96130. APN 116-220-09; and

WHEREAS, the Environmental Review Officer of the County of Lassen has determined that the project is exempt from the requirements of the California Environmental Quality Act under Section 15305(a) of the 2019 California Environmental Quality Act Guidelines. Further, projects that are disapproved are not subject to the California Environmental Quality Act.

WHEREAS, the County Fire Warden has recommended that the Planning Commission disapprove Fire Safety Variance #2019-003 because there are no geographical, utility, or construction restrictions that would prevent the proposed accessory building from meeting the 30-foot setback requirement.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Lassen County Planning Commission finds as follows:
 - a. That the proposed project is not consistent with the *Richmond/Gold Run Area Plan, 1993*, the provisions of the Lassen County Zoning Ordinance, and the general purposes of Lassen County Code Chapter 9.16.
 - b. That the project is located in a development area that will not provide at least the same practical effect with regard to fire safety as the setback requirements of the chapter; or, measures have not been incorporated into the proposed project that will provide at least the same practical effect with regard to fire safety as the setback requirements of the chapter.

RESOLUTION NO. _____

- c. That the granting of the waiver, including consideration of any measures incorporated from subsection (d)(1)(C)(i)(A), would adversely affect the health or safety of persons residing or working in the neighborhood, and will be detrimental to property or improvements in the neighborhood, in terms of fire safety.
3. The Planning Commission hereby disapproves Fire Safety (502) Variance Application #2019-003.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the 3rd day of December 2019, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

Chairman
Lassen County Planning Commission

ATTEST:

Maurice L. Anderson, Secretary
Lassen County Planning Commission



DEPARTMENT OF FORESTRY AND FIRE PROTECTION

Lassen Modoc Plumas Unit
697-345 Highway 36
Susanville, CA 96130
(530) 257-4171

RECEIVED

SEP 30 2019

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES

September 22, 2019

From: The Lassen County Fire Warden's Office
697-345 Highway 36
Susanville, CA 96130
(530) 257-4171

To: Lassen County Building and Planning Department
707 Nevada St # 5
Susanville, CA
(530) 251-8269

RE: Fire Safety (502) Variance, Valentich

Findings:

1. The parcel is located within the Susan River Fire Protection District.
2. The parcel is located within the SRA (State Responsibility Area)
3. The parcel is within a *Moderate* Fire Hazard Severity Zone (FHSZ).

Conditions:

1. This development is subject to the California Board of Forestry and Fire Protection SRA Fire Safe Regulations, as of January 1, 2016, Building setback, on sites one acre or larger, buildings (including mobile homes and accessory buildings) shall be set back at least thirty feet from all property lines.
2. After observing the proposed site and reviewing the associated site plan, CAL FIRE/ Lassen County Fire Warden supports a variance be granted for the construction of a 676-square-foot garage approximately 20 feet from the eastern property line.

3. Additional contributing factors of this decision include.

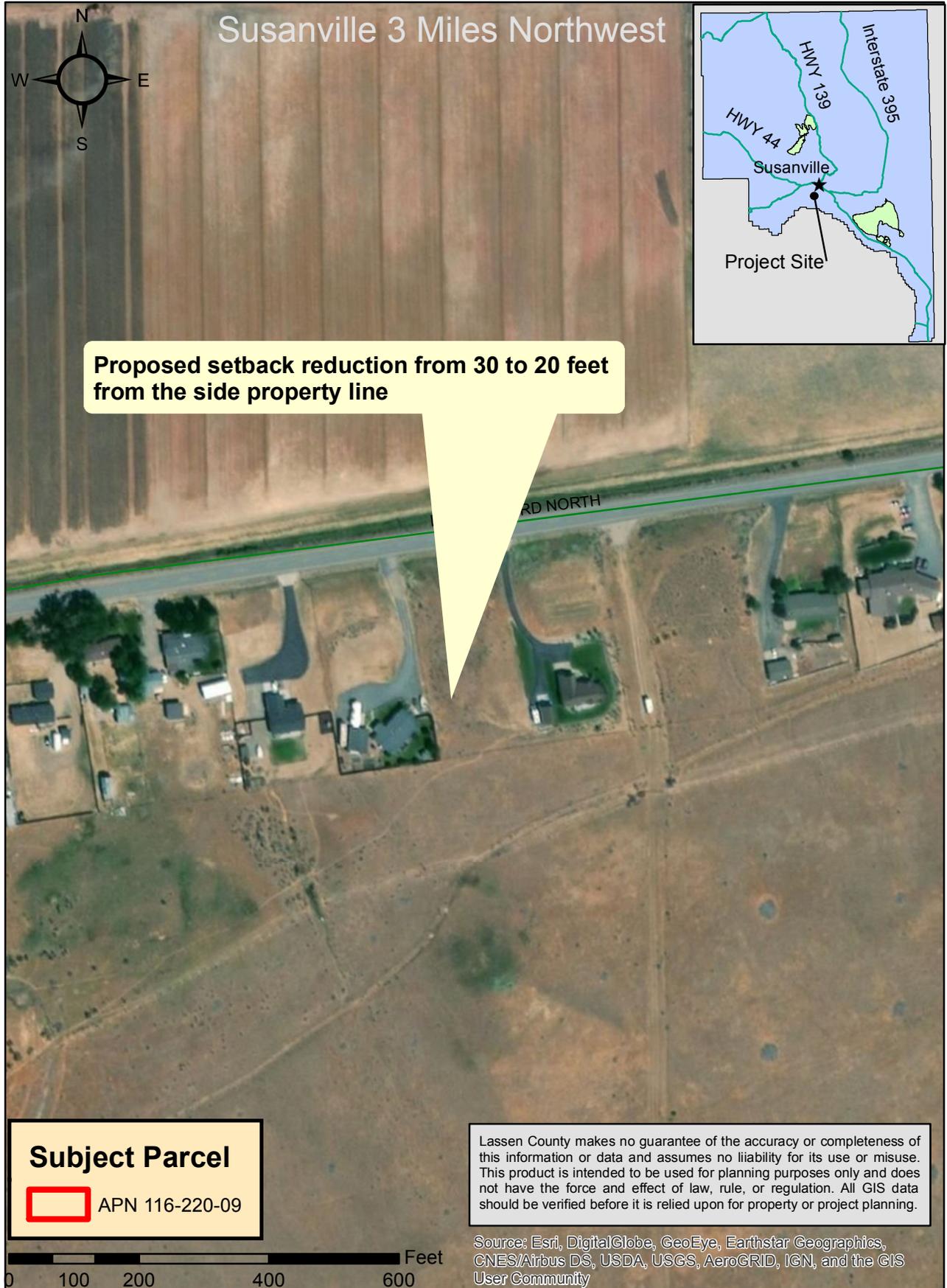
- a. The garage should be constructed of material in compliance with current adopted codes.
- b. The owner shall maintain the required Defensible Space clearance (PRC 4291) to ensure a fire-resistant separation between structures and property lines.

Respectfully,



Chris M. Christopherson
Battalion Chief
CAL FIRE Lassen-Modoc Unit
Lassen County Fire Warden's Office

VA-502 #2019-003, VALENTICH



LASSEN COUNTY
VARIANCE APPLICATION
FROM FIRE SAFETY ORDINANCE BUILDING SETBACK STANDARDS
FILING FEE \$571.00

SEP 30 2019

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES

IMPORTANT: A variance from the Fire Safety Ordinance building setback standard may be granted only if the Planning Commission finds that the project site and surrounding lands provide fire safety conditions equal to or greater than the safety provided by the setback standard; or that the project incorporates measures that will provide fire safety conditions equal to or greater than the setback standard. Equal or greater fire safety may include, but is not limited to, developed areas where flammable vegetation has been modified by lawns, streets, landscaping, etc.; or by the use of fire-resistant building materials in construction, or by other measures. This application requests information about the project site, surrounding properties, proposed building(s), and the proposed setback from property lines. The Planning Commission will use this information in consideration of the variance request. Additional pages may be attached as needed. Photographs of the project site and surrounding properties are recommended.

VA 502 209-003

Property-Owner Name: John Valentich

Mailing Address: 699-215 Old Scotts Logging Rd. City Sus. State CA Zip 96130

Contact Phone: 530 310 1096 FAX: _____ Email: _____

Property Address: 701-910 Richmond Rd. E

Subdivision Name: _____ Block #: _____ Lot#: _____

Assessor's Parcel Number(s): 116 220 09 Zoning: R-1-AA-D

1. Describe the characteristics of the project site (vegetation, topography, existing buildings, proposed buildings, etc., photographs recommended):

Vacant lot low vegetation No trees 2-6% slope
Proposed house and Garage

2. Describe the characteristics of properties adjoining the project site (vegetation, topography, existing buildings, proposed buildings, etc., photographs recommended):

1 acre lots on both sides with Houses. same characteristics listed above.

3. What is (are) the reason(s) for requesting the variance?

two car garage placement on un developed land, 1.3 Acre

4. Will the granting of the variance have any adverse effect on the project site or adjoining lands in terms of fire safety? Explain.

No. this would allow 32 feet between the two garages one of the garages already exist on the adjoining property. this area does not support vegetation very well.

5(a) My project is located in an area that provides fire safety conditions equal to or greater than the 30-foot setback; or

I have incorporated measures into the project that provide fire safety equal to or greater than the 30-foot setback .

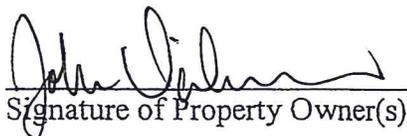
5(b) Provide evidence supporting #5(a) above (e.g., photographs of site and adjoining properties, description of measures incorporated into project, etc.)

6. Attach a detailed site plan of the project site and adjoining properties showing all of the following:

- a) boundary lines of the project site and adjoining properties;
- b) location, dimensions and use of all existing and proposed buildings on site;
- c) location, approximate dimensions and use of buildings on adjoining lands;
- d) setbacks from all property lines of all existing and proposed buildings on site and on adjoining properties;
- e) location and approximate dimensions of trees, large shrubs, lawns, landscaped areas, paved surfaces (streets, driveways, sidewalks, etc.), other cleared areas (no vegetation) on the project site and on adjoining properties;

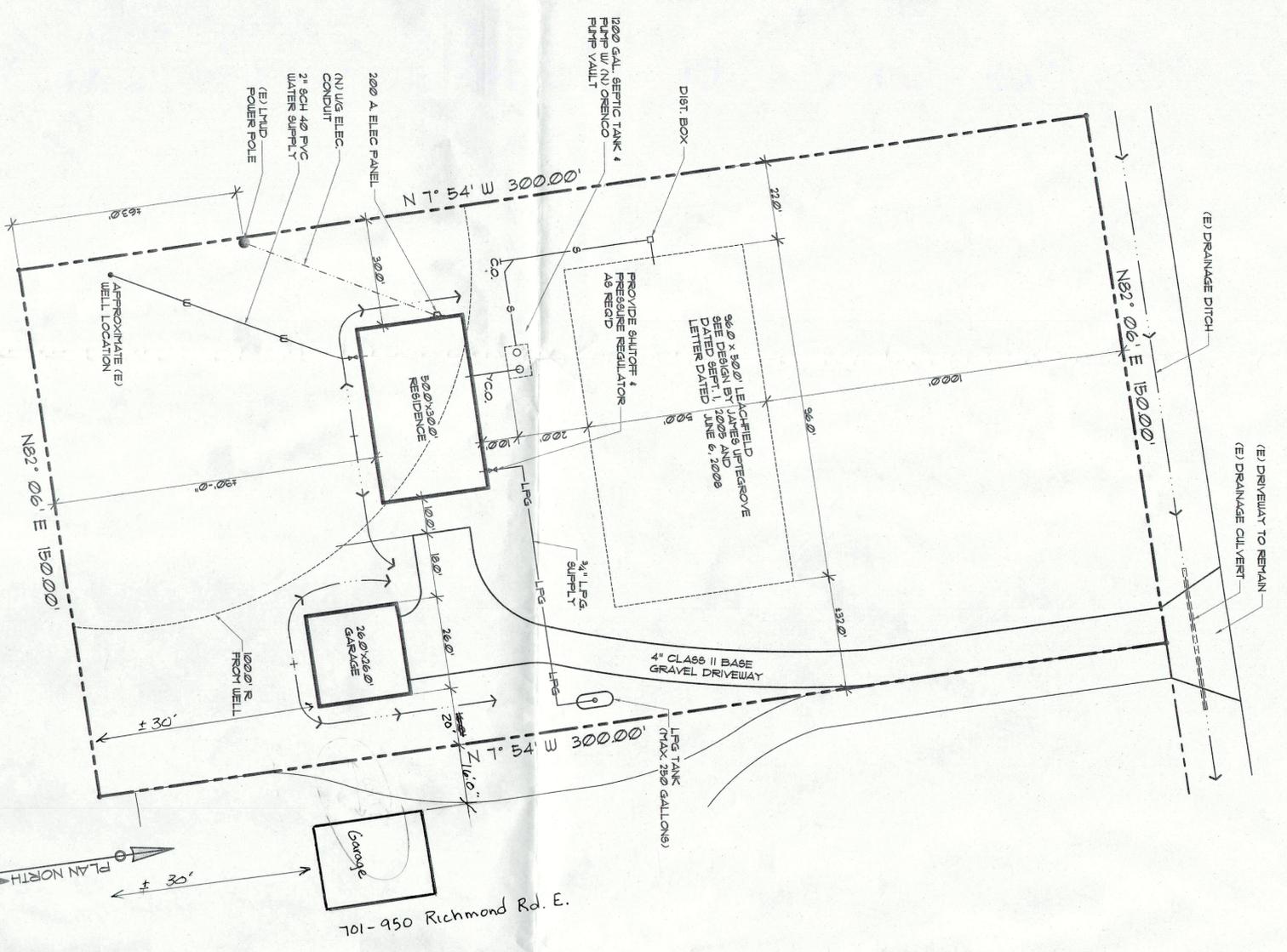
CERTIFICATION:

I certify that the foregoing statements and information provided in support of this variance request are true and correct to the best of my knowledge and belief.


Signature of Property Owner(s)

8/26/19
Date

RECEIVED
 SEP 30 2019
 LASSEN COUNTY DEPARTMENT OF
 PLANNING AND BUILDING SERVICES



SITE PLAN

SCALE : 1" = 20'

APPLICABLE CODE CYCLE:

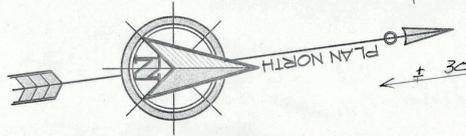
- 2016 CBC (2015 IBC)
- 2016 CFC (2015 IRC)
- 2016 CFC (2015 UFC)
- 2016 CFC (2015 LFC)
- 2016 CFC (2014 NEC)

NOTE:

1. VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO STARTING PROJECT.
2. APPROVED (TEMPORARY) SANITATION FACILITIES ARE REQUIRED ON BUILDING SITE DURING THE CONSTRUCTION PERIOD.
3. OBTAIN APPROVAL FROM QUINERS PRIOR TO ANY TREE REMOVAL ON SITE.
4. SLOPE GRADE TO DRAIN SURFACE WATER AWAY FROM STRUCTURES AT MIN. OF 5%.
5. GRADING OPERATIONS SHALL BE FOLLOWED AS PER PLAN. ANY DEVIATIONS FROM PLAN SHALL BE APPROVED BY ENGINEER PRIOR TO START OF PROJECT.
6. PROVIDE 3" MIN. HEIGHT HOUSE NUMBERS TO BE VISIBLE YEAR ROUND FROM STREET FOR EMERGENCY PURPOSES.
7. MAINTAIN EXISTING SEPTIC TANK & LEACHFIELDS & BACK FILL WITH 95% COMPACTED ENGINEERED FILL.
8. DEMONISHABLE GARAGE - REDUCED FUEL ZONE PRIOR TO PERMIT FINAL APPROVAL. THE PROPERTY SHALL BE IN COMPLIANCE WITH THE 100 FT. DEFENSIBLE SPACE MADE UP OF THE FOLLOWING TWO ZONES:
 - A. 30 FT. IMMEDIATELY SURROUNDING YOUR HOUSE "LEAN, CLEAN & GREEN"
 - B. REMAINING 70 FT. (OR TO PROPERTY LINE) REDUCED FUEL ZONE "CLEAN & GREEN"

GENERAL INFORMATION:

ASSESSOR'S PARCEL NUMBER 116-220-09
 SCOPE OF PROJECT PROPOSED RESIDENCE & GARAGE
 OCCUPANCY GROUP R-3
 TYPE OF CONSTRUCTION B-3
 FIRE SPRINKLERS REQUIRED YES
 SQUARE FOOTAGE OF PROJECT 11500 SQ. FT.
 TOTAL HABITABLE SPACE 1676 SQ. FT.
 ROOF SNOW LOAD (1/2 psf) 40 psf
 WIND CATEGORY CATEGORY "C"
 SEISMIC ZONE ZONE "D"



NST ENGINEERING, INC.
 1495 Riverside Drive • Susanville, CA 96130
 Engineering • Planning • Surveying
 Phone: (530) 251-5173 Fax: (530) 251-6272

Project Title: A.P.N. 116-220-09
 PROPOSED SITE PLAN for:
PENNY AND JOHN VALENTICH
 701-910 RICHMOND RD. E.
 LOT #47 DIAMOND VIEW SUBDIVISION UNIT #1
 SUSANVILLE, LASSEN COUNTY, CALIFORNIA

Engineer:

Revision:	By:	Date:

Sheet No. **C1**
 Of 1 Sheets
 Job No. 2019-39
 File No. 917E

Date: 8/12/18
 Drawn: JH
 Checked: JH

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PLANNING COMMISSION MEETING December 3, 2019

FILE NUMBER: UP #2019-009
APPLICANT: Michael Snook
TYPE OF APPLICATION: Use Permit

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Draft Resolutions	005
Memoranda from the November 7, 2019, Technical Advisory Committee meeting	011
Vicinity Map	019
Applications and Related Materials (including Plot Plan).....	020

LASSEN COUNTY PLANNING COMMISSION
STAFF REPORT
December 3, 2019

FILE NUMBER: Use Permit #2019-009
APPLICANT: Michael Snook
TYPE OF APPLICATION: Use Permit
GENERAL LOCATION: The subject property is located at 434-860 Doyle Loop Road in Doyle, CA
ASSESSOR'S PARCEL NUMBER: 141-220-06
PROJECT SITE ZONING: A-1 (General Agricultural District)
GENERAL PLAN: "Town Center" land use designation in the *Lassen County General Plan, 2000*
ENVIRONMENTAL DOCUMENT: Exempt from the California Environmental Quality Act (CEQA) under Section 15303(c) of the 2019 CEQA Guidelines
ASSIGNED STAFF: Kelly Mumper, Associate Planner

AUTHORITY FOR APPLICATION:

Uses Allowed by Right in C-T District Allowed by Use Permit in A-1 District, Lassen County Code Section 18.16.050(6)
Uses Allowed by Use Permit in C-T District, Uses Allowed by Use Permit, Lassen County Code Section 18.34.030(1)

REGULATING AGENCIES:

<u>Agency</u>	<u>Identified Permits/Approvals</u>
Planning Commission	Use Permit
Planning and Building Services	Building Permit/Other
Environmental Health	Authorization to Operate
Public Works	Site Evaluation/Other Encroachment Permit

PROJECT DESCRIPTION: The applicant is proposing to operate an Art Gallery (as allowed by Lassen County Code sections 18.16.050(6) and 18.34.030(1)) out of an existing 1,600 square foot residential building located on the subject parcel. The project includes living space within the subject building.

PROJECT SITE CHARACTERISTICS: The subject property is located at 434-860 Doyle Loop Road in Doyle, CA and is not within the 100-year flood zone as described by the Federal Emergency Management Agency (FEMA).

ACCESS/REQUIREMENTS: Access to the project site is from Doyle Loop Road, County Road 361, which is in the County Maintained Road System.

ZONING: The subject parcel is zoned A-1 (General Agricultural District). According to Lassen County Code Section 18.16.050(6), uses allowed by right or by use permit in C-T zones are allowed by use permit in A-1 zones. Furthermore, Lassen County Code Section 18.34.030(1) allows studios and other retail stores and “shops of a light commercial character and conducted within a building” by right in the C-T zoning district (this would also include the proposed art gallery). Therefore, because the proposed art gallery is allowed by right in the C-T district, it is allowed by use permit in the A-1 district, given the preceding sections.

SURROUNDING PROPERTY CHARACTERISTICS: Immediately surrounding parcels (and other parcels in the vicinity) are zoned all zoned A-1 (General Agricultural District), and include residential and commercial uses, typical of a “Town Center” as recognized by the *Lassen County General Plan, 2000*. Doyle Loop Road abuts the subject parcel, to the west. Also see Table 1 below:

	Zoning* (see notes at bottom)	Parcel Size (acres)	Land Use Designation (<i>Lassen County General Plan, 2000</i>)
North	A-1	0.151	“Town Center”
East	A-1	0.527	“Town Center”
South	A-1	0.200	“Town Center”

A-1 (General Agricultural District)

GENERAL PLAN: The subject parcel has a “Town Center” land use designation in the *Lassen County General Plan, 2000* and is described in said plan as follows:

TOWN CENTER

A Town Center... designates the central area of a small, unincorporated community. It typically serves as the commercial and social center of the surrounding community with a mixture of commercial and residential uses and may also include community services and social buildings (e.g., school, post office, fire hall, Grange, etc.).

Town Center designations which have been carried over from the 1968 General Plan include... Doyle.

Corresponding Zoning: A Town Center may have been separately zoned residential and commercial districts (see below), or zoning may be addressed with a “C-T” Town Service District which provides for a mixture of commercial and residential uses.

The following goals, objectives, implementation measures and descriptions from the *Lassen County General Plan, 2000*, also pertain to the proposal:

Designation of Land Uses

- *Implementation Measure LU-A: The County shall utilize the zoning provisions of the Lassen County Code to adopt and enforce corresponding zoning districts, and to consider the approval of related use permits and land divisions, which implement and are compatible with the policies, general land uses and programs specified in this Land Use Element and in area plans adopted as part of the General Plan.*
- *Implementation Measure LU-B: The County recognizes the need and legal requirements for making land use decisions which are consistent with the General Plan.*

1. ISSUE: Land Use Compatibility

- *GOAL L-4: Compatibility between land use types by providing for complementary mixtures and patterns of land uses.*
- *LU-6 POLICY: The County recognizes general plan land use designations and consistent zoning as the appropriate and primary tools for attempting to achieve and maintain compatibility of land uses within the context of the County's land use authority and local control.*

6. ISSUE: Commercial Land Uses

- *GOAL L-12: Increase community wealth and the provision of needed commercial services through economic growth and diversification by sustaining and facilitating the expansion of existing commercial operations and by encouraging new commercial ventures.*
- *POLICY LU-28: The County shall provide adequate amounts of land in Town Centers which will be designated and zoned to allow and support commercial development.*
- *POLICY LU-29: The County supports the economic viability of existing communities and will minimize the development of scattered commercial uses by directing commercial uses to existing town centers and commercial areas or the orderly expansion of such areas, with limited exceptions...*

The Planning Commission will determine whether the proposed project is consistent with the *Lassen County General Plan, 2000*, unless the proposed project is appealed to the Board of Supervisors, in which case, said body would determine the above.

LOCAL GOVERNMENTAL SERVICES:

- Fire protection is provided by the Doyle Fire Protection District
- Police protection is provided by the Lassen County Sheriff's Department
- Educational services are provided by the Fort Sage Unified School District

LASSEN COUNTY CODE: Lassen County Code Section 18.112.035 et seq. grants the Planning Commission the authority to approve, conditionally approve, or deny use permit applications in accordance with the findings set forth at Lassen County Code Section 18.112.100, found below:

18.112.035 Planning commission review of applications.

(b) If a use permit application is to be considered without a related general plan amendment and/or rezone application as described above, the planning commission shall have the authority to approve, conditionally approve or deny the use permit application, subject to the appeal provisions of this chapter. (Ord. 467-AC § 30, 2003; Ord. 467-H § 2, 1991).

18.112.100 Mandatory findings.

The following findings shall be made by the planning commission or board of supervisors, as applicable, in conjunction with any other findings which may be considered for the approval or denial of a use permit application:

- (1) That the project will or will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or to the general welfare.*
- (2) That the project is or is not consistent with the Lassen County general plan, or any applicable area plan or resource plan adopted as part of the general plan. (Ord. 467-H § 2, 1991).*

ENVIRONMENTAL DOCUMENT and PUBLIC COMMENTS: The Environmental Review Officer (ERO) of Lassen County has determined that the proposed project is exempt from the California Environmental Quality Act (CEQA) under Section 15303(c) of the 2019 CEQA Guidelines.

FINDINGS and/or RECOMMENDATIONS BY TAC: The Technical Advisory Committee (TAC) met on November 7, 2019, and developed recommended findings and conditions for consideration by the Planning Commission. The recommended findings and conditions can be found in the attached memos to the TAC. In addition, the recommended conditions can be found in Exhibit "A" of a draft resolution of approval that is included in this packet.

RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION APPROVING
USE PERMIT 2019-009, MICHAEL SNOOK

WHEREAS, the Planning Commission of Lassen County, after due notice and a public hearing held on December 3, 2019, has considered Use Permit #2019-009, filed by Michael Snook, to operate an Art Gallery (as allowed by Lassen County Code sections 18.16.050(6) and 18.34.030(1)) out of an existing 1,600 square foot residential building located on the subject parcel. The project includes living space within the subject building. The project site is located at 434-860 Doyle Loop Road in Doyle (APN 141-220-06); and

WHEREAS, Lassen County Code Section 18.112.100 sets forth mandatory findings that the Lassen County Planning Commission must make when considering a Use Permit application; and

WHEREAS, the Environmental Review Officer has determined proposed project is exempt from the California Environmental Quality Act (CEQA) under Section 15303(c) of the 2019 CEQA Guidelines; and

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Lassen County Planning Commission finds as follows:
 - a. The proposed project is consistent with the *Lassen County General Plan, 2000*, and the provisions of Lassen County Code Section 18.112, which establish the regulations regarding the issuance of Use Permits.
 - b. That the project, as conditioned, will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or to the general welfare.
3. The Lassen County Planning Commission hereby adopts the Technical Advisory Committee findings from its November 7, 2019, meeting (also contained in the Planning Commission staff report).
4. The Lassen County Planning Commission hereby approves Use Permit Application #2019-009, filed by Michael Snook, subject to the conditions of approval set forth as Exhibit "A" attached hereto.

RESOLUTION NO. _____

Page 2 of 4

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the 3rd day of December 2019, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

Chairman
Lassen County Planning Commission

ATTEST:

Maurice L. Anderson, Secretary
Lassen County Planning Commission

EXHIBIT "A"
CONDITIONS OF APPROVAL
USE PERMIT #2019-009

1. In the event that any archaeological or cultural resources are discovered during construction or any ground disturbing activities in association with this project, such work is to be halted in the immediate area of the discovery until a qualified archaeologist, who shall be retained at the project proponent's expense, is consulted to assess the find's significance and recommend appropriate mitigation measures. The project proponent shall implement any mitigation measures identified to reduce impacts to cultural resources to a less than significant level.
2. The Use Permit, if granted, is for the specific use as approved by the Planning Commission. Substantial revisions and/or expansions of the project will require either a new Use Permit, or amendments to the existing, both of which are subject to the approval of the Planning Commission.
3. The applicant shall provide evidence satisfactorily demonstrating that the Building Official is satisfied that all requirements (if any) of the California Building Standards Code (Title 24 of the California Code of Regulations) have been met. This includes but is not limited to all requirements (if any) for conversion of the structure from residential use to commercial use. This includes accessibility improvements required by the above or any other applicable rules or regulations. All building permits required for this project shall pass final inspection prior to issuance of the Authorization to Operate.
4. The applicant must demonstrate to the satisfaction of the Planning and Building Services Department that all lighting meets the requirements of Lassen County Code Section 18.108.155 which states that "all lighting, exterior and interior, shall be designed and located so as to confine direct lighting to the premises. A light source shall not shine upon or illuminate directly on any surface other than the area required to be lighted. No lighting shall be of the type or in a location so as to constitute a hazard to vehicular traffic, either on private property or on abutting streets." The applicant shall request that a lighting inspection be conducted prior to issuance of an Authorization to Operate and it must be determined that the above requirements have been met.
5. Prior to issuance of an Authorization to Operate, the applicant shall provide five parking spaces. Said parking will be inspected for compliance with Lassen County Code Chapter 18.104 (Parking Regulations) or any other County Code requirements. Said inspection may be conducted in conjunction with any inspection required for approval of any building permit or as a separate inspection at the discretion of the Planning Director.
6. A floor plan of the proposed commercial and residential space shall be required with the submittal of engineered plans prior to issuance of any building permits.
7. The applicant shall not install any signage until the following condition is satisfied. Future signage proposals are authorized only if all required permits are submitted and approved in accordance with subsection (1) of County Code section 18.106.020 and also

on the condition that all requirements of the California Building Standards Code have been satisfied (e.g. all required building permits have been finalized).

8. Hours of operation are limited to 8:00 AM to 5:00 PM, daily (seven days a week).
9. A licensed septic contractor or engineer familiar with septic system design must be employed to design the septic system for the commercial use as an art gallery and residence. A California licensed contractor with septic system installation experience must be hired to install the septic system as approved by Lassen County Environmental Health. A septic application must be submitted before any site evaluation can be done. The contractor must contact Lassen County Environmental Health to set up an appointment for a site evaluation. A soil profile and perc test may be required as part of the approval process.
10. The property boundaries must be surveyed and marked so they can be considered when determining placement of the septic system and well.
11. Once installed, the leach field must cordoned off in a permanent manner to prevent vehicle traffic or storage over the leach field area.
12. The applicant must obtain an encroachment permit from the Lassen County Public Works Department/Road Division for access off Doyle loop Road, County Road 361.

RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION DISAPPROVING
USE PERMIT 2019-009, MICHAEL SNOOK

WHEREAS, the Planning Commission of Lassen County, after due notice and a public hearing held on December 3, 2019, has considered Use Permit #2019-009, filed by Michael Snook, to operate an Art Gallery (as allowed by Lassen County Code sections 18.16.050(6) and 18.34.030(1)) out of an existing 1,600 square foot residential building located on the subject parcel. The project includes living space within the subject building. The project site is located at 434-860 Doyle Loop Road in Doyle (APN 141-220-06); and

WHEREAS, Lassen County Code Section 18.112.100 sets forth mandatory findings that the Lassen County Planning Commission must make when considering a Use Permit application; and

WHEREAS, the Environmental Review Officer of the County of Lassen has determined that the California Environmental Quality Act does not apply to projects that are disapproved, pursuant to Section 15270 of the 2019 California Environmental Quality Act Guidelines.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Lassen County Planning Commission finds as follows:
 - a. The proposed project is not consistent with the *Lassen County General Plan, 2000*, and the provisions of Lassen County Code Section 18.112, which establish the regulations regarding the issuance of Use Permits.
 - b. That the project, as conditioned, will, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare.
3. The Lassen County Planning Commission hereby adopts the Technical Advisory Committee findings from its November 7, 2019, meeting (also contained in the Planning Commission staff report).
4. The Lassen County Planning Commission hereby disapproves Use Permit Application #2019-009, filed by Michael Snook

RESOLUTION NO. _____

Page 2 of 2

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the 3rd day of December 2019, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

Chairman
Lassen County Planning Commission

ATTEST:

Maurice L. Anderson, Secretary
Lassen County Planning Commission

TECHNICAL ADVISORY COMMITTEE
RECOMMENDED FINDINGS AND CONDITIONS
November 7, 2019
Use Permit File #2019-009, Snook

Use Permits:

- County Planning Director
- County Public Works Director (present, provided findings and no conditions)
- County Surveyor (present, provided findings but no conditions)
- County Sanitarian (present, no findings but provided conditions)
- County Fire Warden (present, no findings or conditions)
- County Assessor (present, no findings or conditions)



County of Lassen
 Department of Planning and Building Services

• Planning • Building Permits • Code Enforcement • Surveyor • Surface Mining

October 28, 2019

Maurice L. Anderson, Director
 707 Nevada Street, Suite 5
 Susanville, CA 96130-3912
 Phone: 530 251-8269
 Fax: 530 251-8373
 email: landuse@co.lassen.ca.us
 website: www.co.lassen.ca.us

TO: Technical Advisory Committee
 Agenda Date: November 7, 2019

Zoning & Building
 Inspection Requests
 Phone: 530 257-5263

FROM: Maurice L. Anderson, Director

RE: **USE PERMIT #2019-009, MICHAEL SNOOK.** The applicant is proposing to operate an Art Gallery (as allowed by Lassen County Code sections 18.16.050(6) and 18.34.030(1)) out of an existing 1,600 square foot residential building located on the subject parcel. The project includes living space within the subject building. The subject parcel is zoned A-1 (General Agricultural District) with a land use designation of "Town Center" pursuant to the *Lassen County General Plan, 2000*. The subject property is located at 434-860 Doyle Loop Road in Doyle, CA. APN: 141-220-06-11. Staff Contact: Kelly Mumper, Associate Planner.

The Planning Division of the Lassen County Planning and Building Services Department finds as follows:

1. The Lassen County Surveyor has indicated that APN 141-220-06 consists of a single legally created parcel.
2. The parcel is zoned A-1 (General Agriculture District) and has a land use designation of "Town Center" in the *Lassen County General Plan, 2000*.
3. Existing improvements on the parcel include a 1,600 square foot building (new roof recently permitted), well, and septic system. Two dilapidated accessory structures have been removed.
4. The applicant has proposed to operate an Art Gallery out of the existing 1,600 square foot building on the subject parcel the project and to incorporate living space to be used by the owner/operator.
5. The proposed Art Gallery is allowed by first securing a use permit pursuant to Lassen County Code Section 18.16.050(6) and 18.34.030(1).
6. The living space component of the application would be allowed by right (pursuant to Lassen County Code section 18.16.040), but is included in this use permit application because it is proposed to be located within the same building and to be used by the owner/operator of the Art Gallery.
7. The proposed commercial and residential space (to be determined by applicant) within the Art Gallery shall be subject to all requirements (if any) of the California Building Standards Code (Title 24 of the California Code of Regulations).

8. The applicant is proposing to paint the existing building, replace and glaze the windows, and keep the mature trees on site.
9. The applicant anticipates one Art Gallery Showing per month not to exceed 25 patrons per event.
10. The applicant is proposing a dirt/gravel parking lot. The proposal must meet the parking requirements found at Lassen County Code Section 18.104.010(1) (G).
11. The applicant does not propose any employees as part of this application, but may consider an employee or employees in the future. Any future proposal to have employees would have to be submitted to the Department of Planning and Building Services to determine if a use permit amendment is required.
12. The applicant has not proposed any signage to be considered in conjunction with this use permit application. Thus any signage that may be proposed after approval of this use permit is subject to all requirements of Title 18 (Zoning) and the California Building Standards Code.
13. Consultation with the Assessor's Office indicates that the building has historically been used as a residence. The Assessor was unable to provide any evidence indicating that the structure has been used in the past for commercial purposes.
14. The Planning and Building Services Department was unable to locate a Certificate of Occupancy for the subject structure.
15. The applicant was asked but did not provide support for the statement in the application that the structure was known and used previously as the "Young Modern Café (other than stating such in the application), or for any other commercial purpose.
16. Review of available records maintained by the Planning and Building Services Department does not indicate any commercial use of the subject building, and in fact, supports the Assessor's Office determination that this is a residential structure.
17. The proposed project cannot be considered a home occupation (as defined by Lassen County Code section 18.14.540) because the proposed size exceeds the 150 square foot limitation of a home occupation.
18. The proposal is consistent with the zoning and land use designation.
19. New exterior lighting is proposed which must meet the lighting requirements found at Lassen County Code Section 18.108.155.
20. The proposed project is located within a FEMA "Zone X" area and is not located in an identified floodplain (Panel #06035C2640D, 9/3/10).

21. The project is subject to the parking regulations (Lassen County Code Chapter 18.104. Five parking spaces are required in accordance with subsection (3)(E) of section 18.104.010 of Lassen County Code (one space for each 300 square feet equals 5.3, which is recommended to be rounded down to five spaces). The size of disabled and standard parking spaces will be determined in accordance with the California Building Standards Code and/or Title 18 (Zoning) of Lassen County Code.
22. Noncompliance with any of the use permit conditions will constitute grounds for revocation of the use permit (pursuant to LCC §18.112.060).
23. The Lassen County Environmental Review Officer has determined that the project is exempt from California Environmental Quality Act (CEQA) pursuant to Section 15303(c) of the (CEQA) Guidelines.

The Planning Division of the Lassen County Department of Planning and Building Services recommends the following conditions be placed on the project if approved.

1. In the event that any archaeological or cultural resources are discovered during construction or any ground disturbing activities in association with this project, such work is to be halted in the immediate area of the discovery until a qualified archaeologist, who shall be retained at the project proponent's expense, is consulted to assess the find's significance and recommend appropriate mitigation measures. The project proponent shall implement any mitigation measures identified to reduce impacts to cultural resources to a less than significant level.
2. The Use Permit, if granted, is for the specific use as approved by the Planning Commission. Substantial revisions and/or expansions of the project will require either a new Use Permit, or amendments to the existing, both of which are subject to the approval of the Planning Commission.
3. The applicant shall provide evidence satisfactorily demonstrating that the Building Official is satisfied that all requirements (if any) of the California Building Standards Code (Title 24 of the California Code of Regulations) have been met. This includes but is not limited to all requirements (if any) for conversion of the structure from residential use to commercial use. This includes accessibility improvements required by the above or any other applicable rules or regulations. All building permits required for this project shall pass final inspection prior to issuance of the Authorization to Operate.
4. The applicant must demonstrate to the satisfaction of the Planning and Building Services Department that all lighting meets the requirements of Lassen County Code Section 18.108.155 which states that "all lighting, exterior and interior, shall be designed and located so as to confine direct lighting to the premises. A light source shall not shine upon or illuminate directly on any surface other than the area required to be lighted. No lighting shall be of the type or in a location so as to constitute a hazard to vehicular traffic, either on private property or on

abutting streets.” The applicant shall request that a lighting inspection be conducted prior to issuance of an Authorization to Operate and it must be determined that the above requirements have been met.

5. Prior to issuance of an Authorization to Operate, the applicant shall provide five parking spaces. Said parking will be inspected for compliance with Lassen County Code Chapter 18.104 (Parking Regulations) or any other County Code requirements. Said inspection may be conducted in conjunction with any inspection required for approval of any building permit or as a separate inspection at the discretion of the Planning Director.
6. A floor plan of the proposed commercial and residential space shall be required with the submittal of engineered plans prior to issuance of any building permits.
7. The applicant shall not install any signage until the following condition is satisfied. Future signage proposals are authorized only if all required permits are submitted and approved in accordance with subsection (1) of County Code section 18.106.020 and also on the condition that all requirements of the California Building Standards Code have been satisfied (e.g. all required building permits have been finalized).
8. Hours of operation are limited to 8:00 AM to 5:00 PM, daily (seven days a week)



County of Lassen
Department of Planning and Building Services

• Planning • Building Permits • Code Enforcement • Surveyor • Surface Mining

Maurice L. Anderson, Director
707 Nevada Street, Suite 5
Susanville, CA 96130-3912
Phone: 530 251-8269
Fax: 530 251-8373
email: landuse@co.lassen.ca.us
website: www.co.lassen.ca.us

November 7, 2019

TO: Technical Advisory Committee
Agenda Date: November 7, 2019

Zoning & Building
Inspection Requests
Phone: 530 257-5263

FROM: Don Willis, Lassen County Surveyor

RE: Use Permit No. 2019-009 – Michael Loyd Snook.
Assessor’s Parcel Number: 141-220-06.

LASSEN COUNTY SURVEYOR FINDS AS FOLLOWS:

- 1. The subject parcel is currently owned by Michael Loyd Snook, an unmarried man, as shown at a Grant Deed recorded on July 25, 2019 as Document Number 2019-02752 of the Official Records of Lassen County, California. This parcel is further known as Assessor’s Parcel Number 141-220-06 and is located in portions of Sections 8 and 17, Township 25 North, Range 17 East, Mount Diablo Base and Meridian.
2. The legal description for the parcel noted in Findings Item Number One above is described by a metes and bounds description which represents the boundaries of the parcel denoted by Assessor’s Parcel Number 141-220-06. This parcel is in compliance with the Subdivision Map Act because permits have been issued by the Lassen County Building Department for the parcel. This constitutes “real property which has been approved for development” per Section 66499.34 of the Subdivision Map Act and requires a local agency to issue a Certificate of Compliance for the real property if requested by the owner of the real property or by a vendee of the owner.
3. The subject parcel abuts Doyle Loop Road, County Road No. 361, which is in the County maintained road system.

LASSEN COUNTY SURVEYOR RECOMMENDS THE FOLLOWING CONDITIONS FOR USE PERMIT NO. 2019-009 (MICHAEL LOYD SNOOK):

- 1. None.

Respectfully submitted,

Don Willis (handwritten signature)

Don Willis, L.S. 7742
Lassen County Surveyor

DEPARTMENT of PUBLIC WORKS

County of Lassen



LARRY MILLAR, Director
Public Works/Road/Transportation
County Engineer

707 Nevada Street, Suite 4
Susanville, CA 96130

☎ 530) 251-8288
FAX: (530) 251-2675

RECEIVED

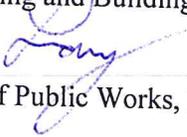
NOV 07 2019

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES

TAC
2019/255

September 27, 2019

TO: County Planning and Building Services

FROM: Larry Millar 
Department of Public Works, Road Department

SUBJECT: Use Permit 2019-009 Michael Snook
Technical Advisory Meeting, November 7, 2019

FINDINGS: Access to the parcel is from Doyle Loop Road, County Road 361, which is in the
County Maintained Road System.

CONDITIONS: Obtain an encroachment permit from the Lassen County Public Works
Department/Road Division for access off Doyle Loop Road, County
Road 361.



LASSEN COUNTY

Health and Social Services Department

RECEIVED

NOV 14 2019

Memorandum

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES

Date: November 7, 2019

To: Technical Advisory Committee
Agenda Date: December 3, 2019 - November 7, 2019

From: Ellen Cognina, Director *Use Permit*

RE: Certificate of Compliance #2019-009, Michael Snook

At the November 7, 2019 TAC meeting the following conditions were verbally added into the record:

1. A licensed septic contractor or engineer familiar with septic system design must be employed to design the septic system for the commercial use as an art gallery and residence. A California licensed contractor with septic system installation experience must be hired to install the septic system as approved by Lassen County Environmental Health. A septic application must be submitted before any site evaluation can be done. The contractor must contact Lassen County Environmental Health to set up an appointment for a site evaluation. A soil profile and perc test may be required as part of the approval process.
2. The property boundaries must be surveyed and marked so they can be considered when determining placement of the septic system and well. *(As stated verbally into the meeting Record)*
3. Once installed, the leach field must be cordoned off in a permanent manner to prevent vehicle traffic or storage over the leach field area.

- HSS Administration**
1445 Paul Bunyan Road
Susanville, CA 96130
(530) 251-8128
- Grant and Loans Division**
1445 Paul Bunyan Road
Susanville, CA 96130
(530) 251-2683
- Behavioral Health**
555 Hospital Lane
Susanville, CA 96130
(530) 251-8108/8112
- Chestnut Annex**
1400-A & B Chestnut Street
Susanville, CA 96130
(530) 251-8112
- Patients' Rights Advocate**
720 Richmond Road
Susanville, CA 96130
(530) 251-8322
- Public Health**
1445 Paul Bunyan Road
Susanville, CA 96130
(530) 251-8183
- Environmental Health**
1445 Paul Bunyan Road
Susanville, CA 96130
(530) 251-8183
- Community Social Services**
PO Box 1359
Susanville, CA 96130
- LassenWORKS
Business & Career Network**
1616 Chestnut Street
Susanville, CA 96130
(530) 251-8152
- Child & Family Services**
1445 Paul Bunyan Road
Susanville, CA 96130
(530) 251-8277
- Adult Services
Public Guardian**
720 Richmond Road
Susanville, CA 96130
(530) 251-8158
- HSS Fiscal**
PO Box 1180
Susanville, CA 96130
(530)251-2614

USE PERMIT #2019-009, MIKE SNOOK





USE PERMIT APPLICATION

FILING FEE: CLASS 1 \$397 CLASS 2 \$571 CLASS 3 \$2,381
 DEPARTMENT OF PLANNING AND BUILDING SERVICES
 707 Nevada Street, Suite 5 · Susanville, CA 96130-3912
 (530) 251-8269 · (530) 251-8373 (fax)
 www.co.lassen.ca.us

RECEIVED

AUG 26 2019

LASSEN COUNTY DEPARTMENT OF PLANNING AND BUILDING SERVICES

Form must be typed or printed clearly in black or blue ink. All sections must be completed in full.

This application consists of one page; only attach additional sheets if necessary.

FILE NO. UP#2019-009

Property Owner/s	Property Owner/s
Name: <u>Michael L. Snook</u>	Name:
Mailing Address: <u>2906 Union St</u>	Mailing Address:
City, ST, Zip: <u>Oakland Ca 94608</u>	City, ST, Zip:
Telephone: <u>510 472</u> Fax: <u>8843</u>	Telephone: Fax:
Email: <u>SNOOK@NIMBYSPACE.ORG</u>	Email:

Applicant/Authorized Representative*	Agent (Land Surveyor/Engineer/Consultant)
Same as above: <input checked="" type="checkbox"/>	Correspondence also sent to: <input type="checkbox"/>
Name:	Name:
Mailing Address:	Mailing Address:
City, ST, Zip:	City, ST, Zip:
Telephone: Fax:	Telephone: Fax:
Email:	Email: License #:

Project Address or Specific Location:			
Deed Reference: Book:	Page:	Year: <u>2019</u>	Doc#: <u>027-52</u>
Zoning: <u>A-1</u>	General Plan Designation:		
Parcel Size (acreage):	Section:	Township:	Range:

Assessor's Parcel Number(s): <u>141-220-06-11</u>	-	-	-
-	-	-	-

Project Description: I would like to create a gallery & office space out of the existing structure (the Young's Modern Cafe) if possible a small living area for my self or guests when in town ie one bedroom and kitchen. In the future a shop for staging & assembly of art & projects might be added

SIGNATURE OF PROPERTY OWNER(S): I HEREBY ACKNOWLEDGE THAT: I have read this application and state that the information given is both true and correct to the best of my knowledge. I agree to comply with all County ordinances and State laws concerning this application.	*SIGNATURE OF APPLICANT/AUTHORIZED REPRESENTATIVE (Representative may sign application on behalf of the property owner only if Letter of Authorization from the owner/s is provided).
<u>[Signature]</u> Date: <u>8-22-19</u>	Date:
Date:	Date:

See associated process form for required attachments and instructions.

Site Plan for Mike Snook



Second St.

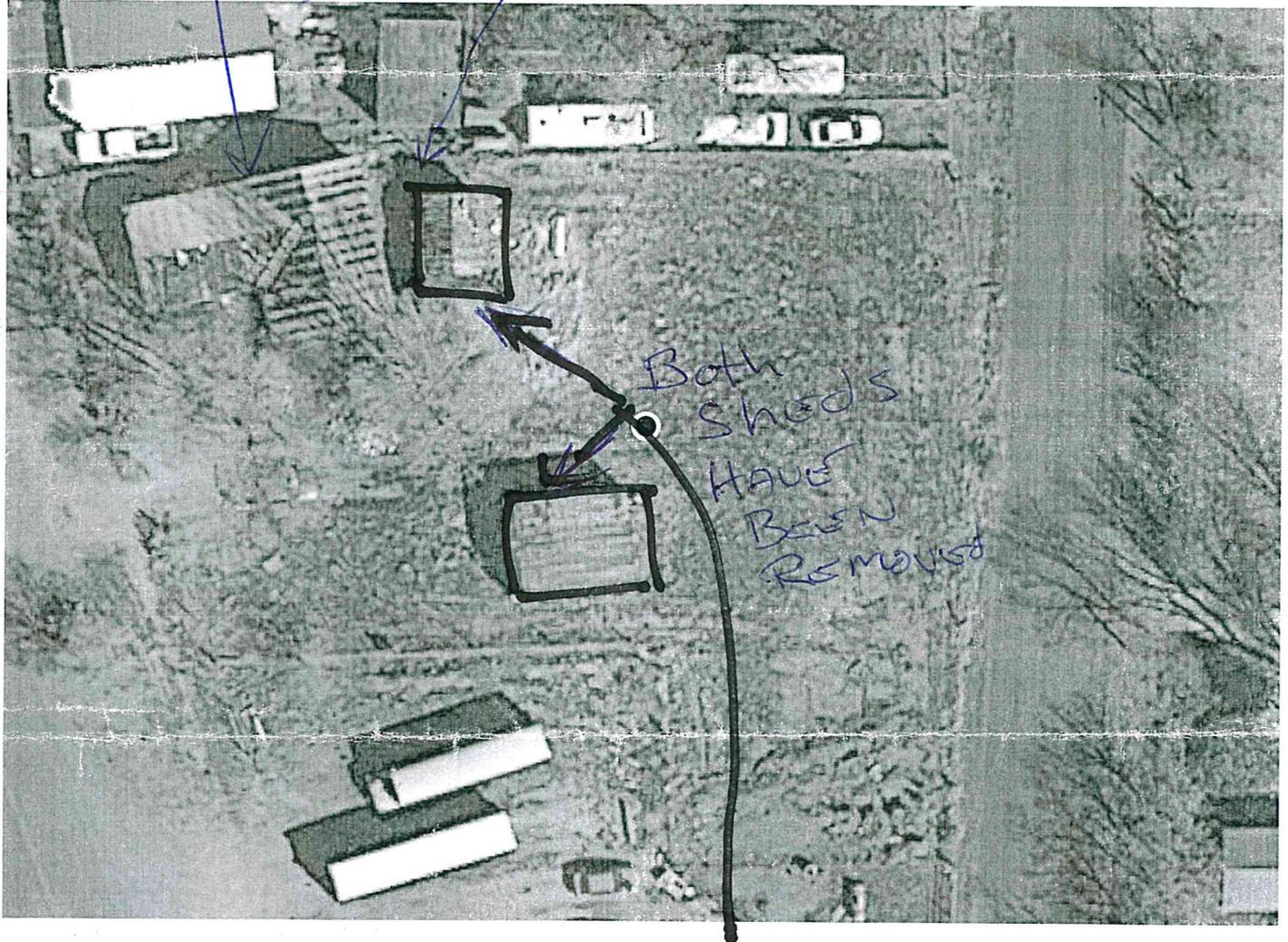
Map Satellite Lot lines

Directions Home Saved Share

Road Satellite Lot lines

this Building will be saved

POWER COMES IN ON A POLE



434-860 Doyle Loop
Doyle, CA 96109

the 2 sheds have been removed



Google Maps



I would like to
 have the trees if possible

Someday a garage or
 shop would be added once
 well & septic is located

TABLE OF CONTENTS

PLANNING COMMISSION MEETING December 3, 2019

FILE NUMBER: 2019-002
PROPERTY OWNER: Dennis Fiddament
TYPE OF APPLICATION: Parcel Map

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Application.....	027

LASSEN COUNTY PLANNING COMMISSION
STAFF REPORT
December 3, 2019

FILE NUMBER: Parcel Map #2019-002
PROPERTY OWNER: Dennis Fiddament
TYPE OF APPLICATION: Parcel Map
GENERAL LOCATION: 641-805 Jackpot Lane in the Scott Armstrong & Susan Armstrong Parcel Map in Janesville, CA.
ASSESSOR'S PARCEL NUMBER: 129-210-67
PROJECT SITE ZONING: A-2-B-4 (Agricultural Residential, 4 Acre Building Site Combining District)
GENERAL PLAN: "Rural Residential" *Janesville Planning Area Amendments, 1993* and the *Lassen County General Plan, 2000*
ENVIRONMENTAL DOCUMENT: No further environmental review is required pursuant to Section 15162 of the CEQA Guidelines. A Negative Declaration was adopted as the environmental document for the Scott Armstrong & Susan Armstrong Parcel Map.
ASSIGNED STAFF: Kelly Mumper, Associate Planner

AUTHORITY FOR APPLICATION:

Lassen County Code Chapter 16.16 et seq (subdivision requirements) and 16.20 et seq (Tentative Parcel Maps)

REGULATING AGENCIES:

<u>Agency</u>	<u>Identified Permits/Approvals</u>
Planning Commission	Tentative Parcel Map Approval
Surveyor's Office, Department of Planning and Building Services	Parcel Map processing

PROJECT DESCRIPTION: Single lot parcel map (no parcels will be created) to modify the designated building sites, located along the southwestern boundary of the subject parcel, shown on the Final Parcel Map, titled Parcel Map for Scott Armstrong & Susan Armstrong, recorded at Book 31 of Maps, Page 17. The applicants Tentative Parcel Map is in this staff report, and shows the new building site being proposed to accommodate for a future 1,104 square foot accessory structure.

SUMMARY: To consider adding the additional building site it is necessary to understand why the condition requiring existing designated building sites were first established. As discussed more thoroughly in the environmental review section of this staff report, the existing designated building sites were established in the previously adopted Negative Declaration pertaining to the Scott Armstrong & Susan Armstrong Parcel Map, to ensure that no Black Oaks larger than 8" in diameter would be

removed when development for homes and accessory structures took place. Subsequently, the above mentioned mitigation measure was placed on the Final Recorded Map (as required by the Department of U.S Fish and Wildlife) as a mitigation measure in the Negative Declaration that was prepared in conjunction with the Scott Armstrong & Susan Armstrong Parcel Map (PM No. 91-0019). As such, notes on final recorded maps are subject to Lassen County Code Section 16.04.060, which enforces notes on final recorded maps.

This Tentative Parcel Map application considers the proposed addition of a building site on the Southwest corner of Parcel D-1 of the Scott Armstrong & Susan Armstrong Parcel Map (PM No. 91-0019). Staff supports the finding that the proposed addition of a building site on the Southwest corner of Parcel D-1 of the Scott Armstrong & Susan Armstrong Parcel Map would remain consistent with the originally approved CEQA document as long as no Black Oaks larger than 8” in diameter are removed to accommodate the future accessory structure proposed by the applicant.

PROJECT SITE CHARACTERISTICS: The project site is located at 461-805 Jackpot Lane, Janesville, CA 96114. APN: 129-210-67. Existing improvements on site include single family residence, garage and other associated accessory structures and improvements. The project site is not within the 100-year flood zone as described by the Federal Emergency Management Agency. Vegetation on site consists of Jeffery pines, black oaks, sage brush, and bitterbrush.

ACCESS/REQUIREMENTS: Access is by way of Jackpot Lane, which is not a county maintained road. The southern boundary of the parcel fronts Janesville Grade (a publicly maintained road). The project site is less than 100 feet from Janesville Grade. Because the project site is already developed with an approved access pursuant to the Scott Armstrong & Susan Armstrong Parcel Map, multiple access as provided for at section 9.16.102 is not required.

SURROUNDING PROPERTY CHARACTERISTICS AND ZONING: Parcels in the immediate vicinity consist of residential uses in the Scott Armstrong & Susan Armstrong Parcel Map (PM No. 91-0019).

	Zoning	Parcel Size (acres)	Land Use Designation <i>(Janesville Planning Area Amendments, 1993, and the Lassen County General Plan, 2000)</i>
North	A-2-B-4 *	5.09	“Rural Residential ”
East	A-2-B-4	4.78	“Rural Residential ”
South	A-2-B-4	4	“Rural Residential ”
West	A-2-B-4	9.78	“Rural Residential”

*A-2-B-4 (Agricultural Residential, 4 Acre Building Site Combining District)

GENERAL PLAN: The subject parcel’s land use designation is “Rural Residential” in the *Janesville Planning Area Amendments, 1993, and the Lassen County General Plan, 2000*, and is described in said plans as follows:

Rural Residential: The Rural Residential designation provides for medium density residential use in a generally rural environment. Parcels may or may not be served by paved roads and will usually not be connected to community water or sewer services. Parcel sizes generally range from three to twenty acres. Parcels may be clustered and/or smaller parcels may be created in exchange for the retention of agricultural and other open space areas (e.g., use of the "density option" provisions of the County's zoning code).

Building intensity will typically range from 0.05 to 0.33 DUA (dwelling units per acre). Population density will range from 0.15 to 1 PPA (people per acre).

Land Use Growth and Development Issue (1)(B): “Neighborhood Quality,” in said area plan also relates the following:

GOAL AND OBJECTIVE: *Retain and protect the open, rural character of the Planning Area by encouraging clustered residential development and expansion of existing neighborhoods and by discouraging sprawl and scattered development.*

The *Lassen County General Plan, 2000*, identifies the following goals and policies in relation to neighborhood quality:

- GOAL L-8 Neighborhoods which offer safe and pleasant living environments for the residents of Lassen County.
- GOAL L-10 Reasonable development and design review standards which protect communities from poorly designed development which detracts from the overall quality of the area.
- LU 21 POLICY The County supports the need to maintain safe and pleasant living environments and, in consideration of related land use decisions, shall require mitigation of impacts which significantly threaten such qualities
- LU 23 POLICY The County will continue to utilize design review districts in selected areas in order to ensure that buildings and other substantial developments are designed and constructed so as not to be of unsightly, undesirable or obnoxious appearance to the extent that they will hinder the orderly and harmonious development and appearance of the neighborhood.

LOCAL GOVERNMENTAL SERVICES:

- Fire protection is provided by the Janesville Fire Protection District
- Police protection is provided by the Lassen County Sheriff’s Department
- School service is provided by the Janesville Elementary School District and Lassen Union High School District

LASSEN COUNTY CODE: The subject parcel is zoned A-2-B-4 (Agricultural Residential, 4 Acre Building Site Combining District) and has a land use designation of “Rural Residential” pursuant to the *Janesville Planning Area Amendments, 1993* and the *Lassen County General Plan, 2000*.

ENVIRONMENTAL DOCUMENT: In accordance with the Lassen County Environmental Review Guidelines (Board Resolution 01-043) Section 4(b), the Lassen County Environmental Review Officer (ERO) is responsible for first determining the appropriate level of environmental review analysis required by the CEQA. Ultimately, the approving body for the project (e.g. the Planning Commission) will determine if the ERO’s recommendation is appropriate.

Pursuant to Section 15162 of the CEQA Guidelines, a subsequent or supplemental EIR is required if an agency has continued discretionary authority over a project and determines on the basis of substantial evidence (versus the “fair argument” standard used for the initial consideration) that one or more of the following apply:

1. Substantial changes to the project are proposed.
2. New or substantially increased environmental effects are introduced that would require substantial revision to the adopted environmental impact report or negative declaration.
3. New information was discovered that did not exist or could not have been known with the exercise of reasonable diligence at the time the previous environmental impact report or negative declaration was adopted.

In cases where no additions or changes are necessary to the previous document (the previous negative declaration in this case), no further documentation is required in accordance with CEQA Guidelines Section 15162(b). In cases where some minor changes or additions to the previous document are necessary to address fully a given stage of an already-approved project, CEQA allows for an addendum to be prepared (Guidelines Section 15164(b)).

The ERO has analyzed the scope of the changes and their disposition in relationship to the original negative declaration in order to determine whether this project will trigger the above requirements of Guidelines Section 15162. This is done by determining if there are substantial changes in the project or the circumstances under which the project will be carried out or if new information of substantial importance is discovered. Again, no changes are proposed other than the addition of a building site. The project would remain consistent with the originally approved CEQA document as long as no Black Oaks larger than 8” in diameter are removed to accommodate the future accessory structure proposed by the applicant.

Alternatively, the Planning Commission could disapprove the project. The CEQA does not apply to projects that are disapproved, in accordance with Section 15270 of the CEQA Guidelines.

FINDINGS AND RECOMMENDATIONS BY TAC: The Technical Advisory Committee (TAC) met on November 7, 2019, and has developed recommended findings and conditions for consideration by the Planning Commission. The recommended findings and conditions can be found in the memorandums to the TAC, from its members (attached to this staff report) and said findings are incorporated by reference.

STAFF RECOMMENDATION: A draft resolution approving the project and a draft resolution disapproving the project have been prepared for use by the Commission, should it so choose. Additional and/or alternate findings may need to be incorporated into any resolution that is adopted, depending on the action of the Commission. The findings recommended by the Technical Advisory Committee may support a determination by the Planning Commission to approve the proposed additional building site.

TECHNICAL ADVISORY COMMITTEE
RECOMMENDED FINDINGS AND CONDITIONS
November 7, 2019
Parcel Map #2019-002

Parcel Maps:

- County Planning Director
- County Public Works Director (present, no conditions)
- County Surveyor
- County Sanitarian (present, no conditions)
- County Fire Warden (present, no conditions)
- County Assessor (present, no conditions)



6
County of Lassen
Department of Planning and Building Services

• Planning • Building Permits • Code Enforcement • Surveyor • Surface Mining

October 28, 2019

Maurice L. Anderson, Director
707 Nevada Street, Suite 5
Susanville, CA 96130-3912
Phone: 530 251-8269
Fax: 530 251-8373
email: landuse@co.lassen.ca.us
website: www.co.lassen.ca.us

TO: Technical Advisory Committee
Agenda Date: November 7, 2019

Zoning & Building
Inspection Requests
Phone: 530 257-5263

FROM: Maurice L. Anderson, Director

*MAM
EON*

SUBJECT: **TENTATIVE PARCEL MAP APPLICATION NO. 2019-002, DENNIS FIDDAMENT**, single lot parcel map (no parcels will be created) to modify the designated building sites, located along the southwestern boundary of the subject parcel, shown on the Final Parcel Map, titled Parcel Map for Scott Armstrong & Susan Armstrong, recorded at Book 31 of Maps, Page 17. The project site is zoned A-2-B-4 (Agricultural Residential, 4 Acre Building Site Combining District) and has a land use designation of "Rural Residential" pursuant to the *Janesville Planning Area Amendments, 1993* and the *Lassen County General Plan, 2000*. A Mitigated Negative Declaration was adopted for the approval of the Parcel Map for Scott Armstrong & Susan Armstrong and this project is not subject to additional environmental review pursuant to Section 15162 of the California Environmental Quality Act Guidelines. The project site is located at 461-805 Jackpot Lane, Janesville, CA 96114. APN: 129-210-67. Staff Contact: Kelly Mumper, Associate Planner.

The Planning Division of Lassen County Planning and Building Services Department finds as follows:

1. Consistency with the *Lassen County General Plan 2000* and the *Janesville Planning Area Amendments, 1993*, is to be determined by the Lassen County Planning Commission.
2. The project site is zoned A-2-B-4 (Agricultural Residential, 4 Acre Building Site Combining District) and has a land use designation of "Rural Residential" pursuant to the *Janesville Planning Area Amendments, 1993* and the *Lassen County General Plan, 2000*.
3. The subject parcel is developed with a single family residence, garage and other associated accessory structures and improvements.
4. This single lot parcel map proposes to add a building site designation of approximately 1,104 square feet, 35 feet from the southwest portion of Parcel D-1 of the Scott Armstrong & Susan Armstrong Parcel Map, recorded at Book 31 of Maps, page 17. No parcels are proposed to be created.
5. Access to the project site is by Jackpot Lane, which is not a county maintained road. The southern boundary of the parcel fronts Janesville Grade (a publicly maintained road). The project site is less than 100 feet from Janesville Grade. Because the project site is already

developed with an approved access pursuant to the Scott Armstrong & Susan Armstrong Parcel Map, multiple access as provided for at section 9.16.102 is not required.

6. The proposed addition of a building site on the Southwest corner of Parcel D-1 of the Scott Armstrong & Susan Armstrong Parcel Map would remain consistent with the originally approved CEQA document as long as no Black Oaks larger than 8” in diameter are removed to accommodate the future accessory structure proposed by the applicant.
7. Any construction that may occur if the project is approved, should the new building site be approved, must comply with the 30 foot setback required by the Lassen County Fire Safe Ordinance.
8. As is required by Section 16.16.100 of the Lassen County Code, the planning commission shall deny approval of the tentative map if it makes any of the following findings:
 - i. That the proposed map is not consistent with applicable general and specific plans;
 - ii. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans;
 - iii. That the site is not physically suitable for the type of development;
 - iv. That the site is not physically suitable for the proposed density of development;
 - v. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
 - vi. That the design of the subdivision or the type of improvements is likely to cause serious public health problems;
 - vii. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve the map if it finds that alternate easements for access or for use will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

9. The above Scott Armstrong & Susan Armstrong Parcel Map was processed as Parcel Map Application PM No. 91-0019. The project was approved by the Lassen County Board of Supervisors on September 14, 1993 and the final map was filed on September 16, 1993 in Book 31 of Maps, Pages 17-18, of the Official Records of Lassen County.
10. The Scott Armstrong & Susan Armstrong Parcel Map was recorded with two building sites per parcel and a note was recorded on the map (which is enforceable by Lassen County Code Section 16.04.060) which requires that no Black Oak Trees larger than 8” in diameter be removed.
11. According to the applicant, should the new building site be approved by the proposed parcel map, no Black Oaks over 8” in diameter would be removed for the proposed accessory structure.
12. The Initial Study prepared for the Scott Armstrong & Susan Armstrong Parcel Map indicates that, in part, the building site designation approved on the original parcel map was to mitigate the need to remove mature conifers, black oak trees, and bitterbrush within the area and was identified as a deer migratory corridor by the U.S. Department of Fish and Wildlife.
13. It is noted that designated building sites, were specifically established as mitigation measure in the adopted Negative Declaration to mitigate a potentially significant impact.
14. In accordance with the Lassen County Environmental Review Guidelines (Board Resolution 01-043) Section 4(b), the Lassen County Environmental Review Officer is responsible for first determining the appropriate level of environmental review analysis required by the CEQA. Ultimately, the approving body for the project will determine if the Environmental Review Officer’s recommendation is appropriate.
15. Pursuant to Section 15162 of the CEQA Guidelines, a subsequent or supplemental EIR is required if an agency has continued discretionary authority over a project and determines on the basis of substantial evidence (versus the “fair argument” standard used for the initial consideration) that one or more of the following apply:
 - i. Substantial changes to the project are proposed.
 - ii. New or substantially increased environmental effects are introduced that would require substantial revision to the adopted Environmental Impact Report.
 - iii. New information was discovered that did not exist or could not have been known at the time the Environmental Impact Report was adopted.

16. Pursuant to section 15162 of the Guidelines, a subsequent EIR or Negative Declaration is not required for this project and no further environmental review is necessary because no substantial changes to the project are proposed, no new or substantially increased environmental effects are introduced that would require substantial revision to the adopted Mitigated Negative Declaration, and no new information was discovered that did not exist or could not have been known at the time the Mitigated Negative Declaration was adopted.
17. In accordance with the findings made herein, and Section 15162(b), the Environmental Review Officer has concluded that no further environmental review under the CEQA is required for this project.

**The Planning Division of Lassen County Planning and Building Services Department
Recommends the Following Conditions if the Project is approved:**

1. In accordance with Section 18.108.235 of the Lassen County Code, a design review application must be approved before any residential construction that requires a building permit application, unless waived pursuant to Lassen County Code Section 18.118.050.

MLA:km

s:\pla\planning\2019\pm #2019-002, dennis fiddament\tac memo.doc



County of Lassen
 Department of Planning and Building Services

• Planning • Building Permits • Code Enforcement • Surveyor • Surface Mining

Maurice L. Anderson, Director
 707 Nevada Street, Suite 5
 Susanville, CA 96130-3912
 Phone: 530 251-8269
 Fax: 530 251-8373
 email: landuse@co.lassen.ca.us
 website: www.co.lassen.ca.us

October 22, 2019

Zoning & Building
 Inspection Requests
 Phone: 530 257-5263

TO: Technical Advisory Committee
 Agenda Date: November 7, 2019

FROM: Don Willis, Lassen County Surveyor

SUBJECT: Parcel Map No. 2019-002 – Dennis and Amy Fiddament.
 Assessor’s Parcel Number: 129-210-67.

LASSEN COUNTY SURVEYOR FINDS AS FOLLOWS:

1. The parcel to be considered as shown on the tentative map submitted on October 17, 2019 with application for Parcel Map No. 2019-002 is owned by Dennis K. Fiddament and Amy L. Fiddament, husband and wife as joint tenants, per that certain Grant Deed recorded on October 22, 1996 in Book 653, Page 878, of the Official Records of Lassen County, California.
2. The legal description shown in the vesting deed in Findings Item Number One above describes the property as Parcel “D-1” of Parcel Map No. 910019, as the same is recorded at Book 31 of Maps, Pages 17-18, of the Official Records of Lassen County. This parcel is located in a portion of Section 16, Township 28 North, Range 13 East, Mount Diablo Base and Meridian, in Lassen County, and is further known as Assessor’s Parcel Number 129-210-67.
3. The underlying legal parcel of the parcel shown on the tentative map submitted for Parcel Map No. 2019-002 was created as a result of said Parcel Map No. 910019. This parcel map created four parcels and was approved by the Lassen County Board of Supervisors on September 14, 1993. The map was filed on September 16, 1993 in Book 31 of Maps, Pages 17-18, of the Official Records of Lassen County.
4. The subject parcel consists of 4.32 acres as shown on the application submitted for Parcel Map No. 2019-002. This figure agrees with the acreage shown on the parcel map that created the subject parcel, Parcel Map No. 910019, which is described in Findings Item Number Three above.
5. The subject parcel has been issued building permits by the Lassen County Building Department. This constitutes “real property which has been approved for development” per Section 66499.34 of the California Subdivision Map Act and allows the owners of the real property to request a Certificate of Compliance for the parcel from a local agency.
6. The tentative map submitted for Parcel Map No. 2019-002 shows that no new parcels are being created as a result of the proposed division. The reason for the single lot parcel

map application is due to the fact that the current owners would like to construct a new building for equipment storage and its proposed location is outside of certain approved building sites that are shown on the latest parcel map of record, Parcel Map No. 910019. There is also a note on the record map which states that the building sites are "*DFG approved bldg. sites*". Section 16.04.060 of the Lassen County Code states that "*No use of property shall be allowed, nor shall any subdivision of property be allowed, if such a use or subdivision would conflict with any note attached to any recorded final map or parcel map. Any notes affecting a property are valid and operative until such a time as a note is included on the most current recorded final or parcel map that identifies specific notes on previous final or parcel maps that are no longer valid or operative*". This portion of the County Code requires that another parcel map be filed which provides for an additional building site as only two locations were originally approved on said Parcel Map No. 910019.

7. The tentative map submitted for Parcel Map No. 2019-001 shows access to the subject property by way of Jackpot Lane which is a privately maintained road. A 50 feet wide easement for access and utilities over this roadway was created by Parcel Map No. 4-01-86, as the same is filed at Book 27 of Maps, Pages 89-90, of the Official Records of Lassen County. Subsequently, Parcel Map No. 910019 created additional 10 feet wide easements for public utilities on either side of the 50 feet wide access easement. Each of the easements (the 50 feet wide easement for access and utilities and the ten feet wide easements for public utilities) were offered to the County of Lassen for dedication as shown on said Parcel Map No. 910019. These offers of dedication were accepted by the Lassen County Board of Supervisors on September 14, 1993 as shown on the filed parcel map.

The subject parcel also abuts Janesville Grade, County Road No. 208, which is in the County maintained road system. It appears that the right-of-way for said Janesville Grade is likely prescriptive. Interestingly, no offers of dedication were made to or requested by the County of Lassen when Parcel Map No.'s 4-01-86 (27 Maps 89) or 910019 (31 Maps 18) were approved by the Lassen County Board of Supervisors.

8. The requirements for the subdivision of land in California are established by California Government Code Section 66410, et seq., known as the Subdivision Map Act.
9. The requirements for the subdivision of land in Lassen County are established by Lassen County Code Title 16, Subdivisions.
10. The requirements for Parcel Maps in Lassen County are established by Lassen County Code, Chapter 16.20.

LASSEN COUNTY SURVEYOR RECOMMENDS THE FOLLOWING CONDITIONS FOR PARCEL MAP NO. 2019-002 (DENNIS AND AMY FIDDAMENT):

1. Owner(s), owner's agent(s) or applicant shall satisfy and the project shall meet all applicable requirements provided by law.
2. The parcel shall be delineated as shown on the "Tentative Parcel Map" submitted on October 17, 2019 for Parcel Map No. 2019-002.
3. Owner(s) shall offer for dedication to the County of Lassen an easement for public road and public utility purposes over that portion of Janesville Grade, County Road No. 208, lying 30 feet Northerly of the centerline, which fall within the limits of the boundaries of Parcel "D-1", as the same are shown on Parcel Map No. 910019, filed at Book 31 of Maps, Pages 17-18, of the Official Records of Lassen County.
4. Owner(s) shall cause a field survey of the property shown on the tentative map submitted for Parcel Map No. 2019-002 to be completed in accordance with Section 66448 of the Subdivision Map Act and Section 16.20.160 of the Lassen County Code. The parcel map shall show the location of the new building site that is being proposed since its location is *not* within the two approved building sites that are shown on Parcel Map No. 910019 (the parcel map that originally created the parcel).
5. In accordance with Section 66411.1 of the Subdivision Map Act, if the applicant requests a deferral of the construction of any on or off site improvements required by the conditional approval of a tentative parcel map, the Parcel Map shall contain a note stating the construction of improvements required by the conditional approval of a submitted tentative parcel map shall be completed before any permit or other grant of approval for development of the parcels shown on the Parcel Map is approved and/or issued.
6. Owner(s), owner's agent(s) or applicant shall provide information and/or required documentation to demonstrate the project meets all applicable requirements established by the California Subdivision Map Act and Lassen County Code. The applicant shall also provide documentation required to demonstrate that all conditions of approval for Parcel Map No. 2019-002 have been satisfied or fulfilled.
7. Owner(s), owner's agent(s) or applicant shall submit a preliminary copy of the Parcel Map meeting the requirements of Article 3, Parcel Maps, Sections 66444-66450 of the Subdivision Map Act and Lassen County Code, Chapter 16.20, Sections 16.20.170 and 16.20.180, to the Lassen County Surveyor for review and approval. The Parcel Map shall reference and show all easements of record, or any created or offered for dedication, including those shown on the tentative parcel map for Parcel Map No. 2019-002, which affect the parcel being delineated. This review submittal shall also include the following:
 - (a) A current Condition of Title report for the property shown on the tentative parcel map submitted for Parcel Map No. 2019-002.

- (b) All information required by Lassen County Code, Chapter 16.20, Sections 16.20.180 and 16.20.190.
 - (c) An index of specific recorded survey maps (i.e. Records of Surveys, Parcel Maps, Subdivision Maps, G.L.O. Plats and field notes) used to prepare the Parcel Map.
 - (d) Copies of other maps, documents and data used to prepare the Parcel Map if unavailable in the Lassen County Surveyor's Office.
 - (e) All fees required for this review.
8. After the Parcel Map, including its form and content, have been determined to be acceptable by the County Surveyor, in accordance with Lassen County Code, Section 16.20.200, and all conditions of the conditional approval of the tentative parcel map submitted for Parcel Map No. 2019-002 have been acceptably met, the owner(s), owner's agent(s) or applicant shall submit an original mylar of the Parcel Map, corrected to its approved final form and signed by all parties required to execute the certificates on the map, to the County Surveyor for recording in the office of the Lassen County Recorder in accordance with Lassen County Code, Sections 16.20.210 and 16.20.220. This submittal of the Parcel Map shall also include any documents which are required to be recorded concurrently with the Parcel Map. A Parcel Map Guarantee shall also be submitted along with the appropriate fees necessary to the record the Parcel Map and any related documents.
9. If there are any Deeds of Trust on the property, either the Trustee or the Beneficiary shall sign a certificate statement on the Parcel Map approving of the recordation of the Parcel Map in accordance with Section 66445(e) of the Subdivision Map Act and Section 16.20.180(3)(B) of the Lassen County Code.
10. Prior to recordation of Parcel Map No. 2019-002, documentation shall be provided to the Lassen County Surveyor's Office which demonstrates that the Lassen County Tax Collector is satisfied that all current and delinquent property taxes have been paid, including funds deposited that are equivalent to all estimated taxes which have become a lien not yet due or payable, for all parcels involved.

Respectfully submitted,



Don Willis, L.S. 7742
Lassen County Surveyor

DEPARTMENT of PUBLIC WORKS

County of Lassen



LARRY MILLAR, Director
Public Works/Road/Transportation
County Engineer

RECEIVED

707 Nevada Street, Suite 4
Susanville, CA 96130

☎ (530) 251-8288
FAX: (530) 251-2675

NOV 07 2019

TAC
2018/281

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES

TO: County Planning and Building Services

FROM: 
Larry Millar
Department of Public Works, Road Department

SUBJECT: Tentative Parcel Map # 2019-002, Dennis Fiddament
Technical Advisory Meeting, November 7, 2019

FINDINGS: Access is by way of Jackpot Lane which is not in the County
Maintained Road System.

CONDITIONS: None



LASSEN COUNTY
ENVIRONMENTAL HEALTH DEPARTMENT
1445 Paul Bunyan Road Susanville, CA 96130 (530) 251-8528 Fax (530) 251-2668

Memorandum

Date: November 8, 2019

To: Technical Advisory Committee
Agenda Date: December 3, 2019

From: Ellen Cognina, Director

RECEIVED

NOV 08 2019

*LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES*

RE: Tentative Parcel Map Application No. 2019-002
Dennis Fiddament

The Lassen County Environmental Health Department finds as follows:

This department has no conditions for this tentative parcel map.

RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION APPROVING
PARCEL MAP APPLICATION #2019-002, DENNIS FIDDAMENT

WHEREAS, the Planning Commission of Lassen County, after due notice and a public hearing conducted December 3, 2019, has considered Parcel Map Application #2019-002 filed by Dennis Fiddament, for a single lot parcel map (no parcels will be created) to modify the designated building sites, located along the southwestern boundary of the subject parcel, shown on the Final Parcel Map, titled Parcel Map for Scott Armstrong & Susan Armstrong, recorded at Book 31 of Maps, Page 17, located at 461-805 Jackpot Lane, Janesville, CA 96114, in the Scott Armstrong & Susan Armstrong Parcel Map (129-210-67); and

WHEREAS, the Environmental Review Officer of the County of Lassen has determined that a Negative Declaration was adopted for the approval of the Scott Armstrong & Susan Armstrong Parcel Map and this project is not subject to additional environmental review pursuant to Section 15162 of the California Environmental Quality Act Guidelines.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Lassen County Planning Commission finds as follows:
 - a. The proposed project is consistent with the *Lassen County General Plan, 2000, Janesville Planning Area Amendments, 1993*, and the provisions of the Lassen County Zoning Ordinance.
 - b. As conditioned, the addition of the proposed building site will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood, nor be detrimental or injurious to property or improvements in the neighborhood or to the general welfare.
 - c. The project meets the requirements of Lassen County Subdivision Ordinance 475 and the Subdivision Map Act.
 - d. The site is physically suitable for the type of development (e.g. residential development within the proposed building site).
 - e. This project will not change the existing or future density of the parcel.
 - f. Other than the addition of the proposed building site, this project does not modify the Scott Armstrong & Susan Armstrong Final Parcel Map.

- g. The project will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed building site addition.
 - h. The project, as conditioned, is in compliance with the Subdivision Map Act and Lassen County Code, including all findings required by Government Code Section 66428(b) and Lassen County Code Section 16.20.230, as to area, improvement and design, flood and water drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, and environmental protection.
- 3. The Lassen County Planning Commission hereby adopts the Technical Advisory Committee Findings contained in the November 7, 2019, Planning Commission Staff Report.
- 4. The Planning Commission hereby concurs with the Environmental Review Officer that a Negative Declaration was adopted for the approval of the Scott Armstrong & Susan Armstrong Parcel Map and this project is not subject to additional environmental review pursuant to Section 15162 of the CEQA.
- 5. The Planning Commission hereby approves Parcel Map #2019-002, Fiddament, subject to the conditions of approval attached hereto as “Exhibit A”.

RESOLUTION NO. _____

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the 3rd day of December, 2019, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

Chairman
Lassen County Planning Commission

ATTEST:

Maurice L. Anderson, Secretary
Lassen County Planning Commission

EXHIBIT A

CONDITIONS OF APPROVAL
PARCEL MAP #2019-002, Fiddament

1. In accordance with Section 18.108.235 of the Lassen County Code, a design review application must be approved before any residential construction that requires a building permit application, unless waived pursuant to Lassen County Code Section 18.118.050.
2. The addition of the building site will not modify the thirty foot setback required by Lassen County Ordinance 502.
3. If future development is initiated or occurs it will be subject to Lassen County Ordinance 502.
4. Owner(s), owner's agent(s) or applicant shall satisfy and the project shall meet all applicable requirements provided by law.
5. The parcel shall be delineated as shown on the "Tentative Parcel Map" submitted on October 17, 2019 for Parcel Map No. 2019-002.
6. Owner(s) shall offer for dedication to the County of Lassen an easement for public road and public utility purposes over that portion of Janesville Grade, County Road No. 208, lying 30 feet Northerly of the centerline, which fall within the limits of the boundaries of Parcel "D-1", as the same are shown on Parcel Map No. 910019, filed at Book 31 of Maps, Pages 17-18, of the Official Records of Lassen County.
7. Owner(s) shall cause a field survey of the property shown on the tentative map submitted for Parcel Map No. 2019-002 to be completed in accordance with Section 66448 of the Subdivision Map Act and Section 16.20.160 of the Lassen County Code. The parcel map shall show the location of the new building site that is being proposed since its location is *not* within the two approved building sites that are shown on Parcel Map No. 910019 (the parcel map that originally created the parcel).
8. In accordance with Section 66411.1 of the Subdivision Map Act, if the applicant requests a deferral of the construction of any on or off site improvements required by the conditional approval of a tentative parcel map, the Parcel Map shall contain a note stating the construction of improvements required by the conditional approval of a submitted tentative parcel map shall be completed before any permit or other grant of approval for development of the parcels shown on the Parcel Map is approved and/or issued.
9. Owner(s), owner's agent(s) or applicant shall provide information and/or required documentation to demonstrate the project meets all applicable requirements established by the California Subdivision Map Act and Lassen County Code. The applicant shall also provide documentation required to demonstrate that all conditions of approval for Parcel Map No. 2019-002 have been satisfied or fulfilled.

10. Owner(s), owner's agent(s) or applicant shall submit a preliminary copy of the Parcel Map meeting the requirements of Article 3, Parcel Maps, Sections 66444-66450 of the Subdivision Map Act and Lassen County Code, Chapter 16.20, Sections 16.20.170 and 16.20.180, to the Lassen County Surveyor for review and approval. The Parcel Map shall reference and show all easements of record, or any created or offered for dedication, including those shown on the tentative parcel map for Parcel Map No. 2019-002, which affect the parcel being delineated. This review submittal shall also include the following:
 - (a) A current Condition of Title report for the property shown on the tentative parcel map submitted for Parcel Map No. 2019-002.
 - (b) All information required by Lassen County Code, Chapter 16.20, Sections 16.20.180 and 16.20.190.
 - (c) An index of specific recorded survey maps (i.e. Records of Surveys, Parcel Maps, Subdivision Maps, G.L.O. Plats and field notes) used to prepare the Parcel Map.
 - (d) Copies of other maps, documents and data used to prepare the Parcel Map if unavailable in the Lassen County Surveyor's Office.
 - (e) All fees required for this review.
11. After the Parcel Map, including its form and content, have been determined to be acceptable by the County Surveyor, in accordance with Lassen County Code, Section 16.20.200, and all conditions of the conditional approval of the tentative parcel map submitted for Parcel Map No. 2019-002 have been acceptably met, the owner(s), owner's agent(s) or applicant shall submit an original mylar of the Parcel Map, corrected to its approved final form and signed by all parties required to execute the certificates on the map, to the County Surveyor for recording in the office of the Lassen County Recorder in accordance with Lassen County Code, Sections 16.20.210 and 16.20.220. This submittal of the Parcel Map shall also include any documents which are required to be recorded concurrently with the Parcel Map. A Parcel Map Guarantee shall also be submitted along with the appropriate fees necessary to the record the Parcel Map and any related documents.
12. If there are any Deeds of Trust on the property, either the Trustee or the Beneficiary shall sign a certificate statement on the Parcel Map approving of the recordation of the Parcel Map in accordance with Section 66445(e) of the Subdivision Map Act and Section 16.20.180(3)(B) of the Lassen County Code.
13. Prior to recordation of Parcel Map No. 2019-002, documentation shall be provided to the Lassen County Surveyor's Office which demonstrates that the Lassen County Tax Collector is satisfied that all current and delinquent property taxes have been paid, including funds deposited that are equivalent to all estimated taxes which have become a lien not yet due or payable, for all parcels involved.

RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION DISAPPROVING
PARCEL MAP APPLICATION #2019-002, DENNIS FIDDAMENT

WHEREAS, the Planning Commission of Lassen County, after due notice and a public hearing conducted December 3, 2019, has considered Parcel Map Application #2019-002 filed by Dennis Fiddament, single lot parcel map (no parcels will be created) to modify the designated building sites, located along the southwestern boundary of the subject parcel, shown on the Final Parcel Map, titled Parcel Map for Scott Armstrong & Susan Armstrong, recorded at Book 31 of Maps, Page 17, located at 461-805 Jackpot Lane, Janesville, CA 96114, in the Scott Armstrong & Susan Armstrong Parcel Map (129-210-67); and

WHEREAS, the Environmental Review Officer of the County of Lassen has determined that CEQA does not apply to projects that are disapproved, pursuant to Section 15270 of the CEQA Guidelines.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Lassen County Planning Commission finds as follows:
 - a.
 - b.
 - c.
3. The Planning Commission hereby concurs with the Environmental Review Officer that projects that are disapproved are not subject to the California Environmental Quality Act (CEQA), pursuant to Section 15270 of the CEQA Guidelines.
4. The Planning Commission hereby disapproves Parcel Map application number 2019-002, Fiddament.

RESOLUTION NO. _____

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the 3rd day of December, 2019, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

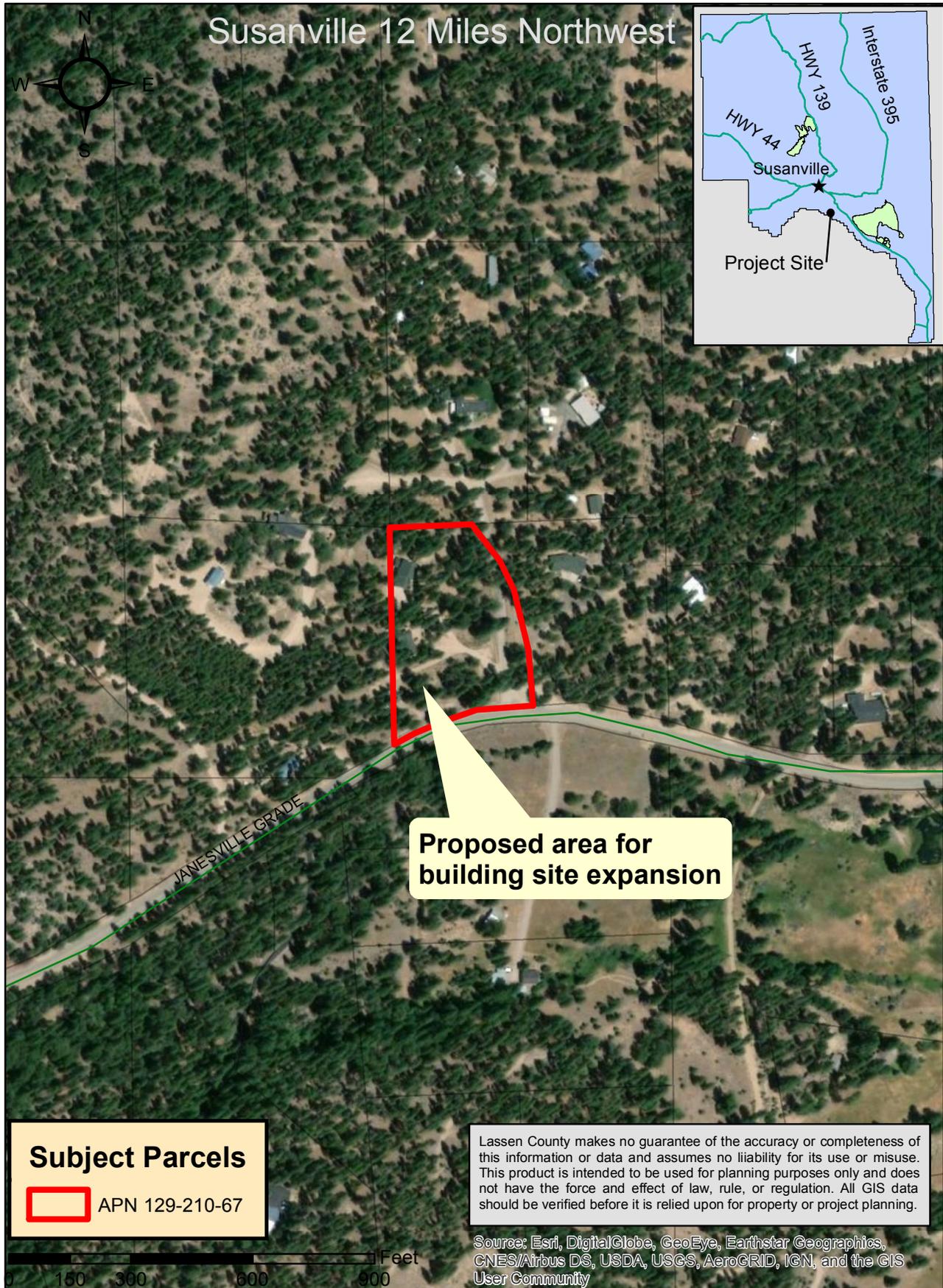
ABSENT: _____

Chairman
Lassen County Planning Commission

ATTEST:

Maurice L. Anderson, Secretary
Lassen County Planning Commission

PM #2019-002, DENNIS FIDDAMENT





TENTATIVE PARCEL MAP/SUBDIVISION APPLICATION

RECEIVED

FILING FEE: \$754 PARCEL MAP; \$913 AND \$56 PER LOT SUBDIVISION
DEPARTMENT OF PLANNING AND BUILDING SERVICES
707 Nevada Street, Suite 5 · Susanville, CA 96130-3912
(530) 251-8269 · (530) 251-8373 (fax)
www.co.lassen.ca.us

OCT 17 2019

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES

Form must be typed or printed clearly in black or blue ink.

All sections must be completed in full. Only attach additional sheets if necessary.

FILE NO. PM#2019-002

Property Owner/s	Property Owner/s
Name: <u>DENNIS K. FIDAMENT</u>	Name:
Mailing Address: <u>P.O. BOX 1086</u>	Mailing Address:
City, ST, Zip: <u>JANESVILLE, CA 96114</u>	City, ST, Zip:
Telephone: <u>(530) 253-1233</u> Fax:	Telephone: Fax:
Email: <u>dafiddz@frontier.net.net</u>	Email:

Applicant/Authorized Representative*	Agent (Land Surveyor/Engineer/Consultant)
Same as above: <input type="checkbox"/>	Correspondence also sent to: <input type="checkbox"/>
Name:	Name:
Mailing Address:	Mailing Address:
City, ST, Zip:	City, ST, Zip:
Telephone: Fax:	Telephone: Fax:
Email:	Email: License #:

Project Address or Specific Location: <u>461-805 JACKPOT LANE, JANESVILLE, CA</u>
Deed Reference: Book: Page: Year: Doc#:
Zoning: <u>A-2</u> General Plan Designation:
Parcel Size (acreage): <u>4.32</u> Section: Township: Range:

Assessor's Parcel Number(s): <u>129 - 210 - 67-11</u> - - - -
--

Subdivision (5 or more parcels created) SINGLE LOT PARCEL MAP
Number of Parcels: _____ Parcel Size Range: _____ (acres or square feet). Use: _____

Parcel Map (4 or fewer parcels created).

Parcel No. _____ Size: _____ (acres or square feet). Uses: _____
Parcel No. _____ Size: _____ (acres or square feet). Uses: _____
Parcel No. _____ Size: _____ (acres or square feet). Uses: _____
Parcel No. _____ Size: _____ (acres or square feet). Uses: _____

SIGNATURE OF PROPERTY OWNER(S): I HEREBY ACKNOWLEDGE THAT: I have read this application and state that the information given is both true and correct to the best of my knowledge. I agree to comply with all County ordinances and State laws concerning this application. <u>D.K. Fiddment</u> Date: <u>10-17-19</u>	*SIGNATURE OF APPLICANT/AUTHORIZED REPRESENTATIVE (Representative may sign application on behalf of the property owner only if Letter of Authorization from the owner/s is provided). Date: _____ Date: _____
--	--

See associated process form for required attachments.

1. Multiple (secondary) access provided for emergency fire equipment and shown on the Tentative Map:
 Yes ___ No. Explain reason for lack of multiple access (e.g. parcels over forty acres, parcels front a publicly maintained road, etc.; see Lassen County Code Section 9.16.102): _____

2. Proposed Water Source: ___ Public System ___ Private System

Explain N/A _____

3. Method of Sewage Disposal: ___ Public System ___ Private System

Explain N/A _____

4. List All Recorded Access and Utility Easements: _____

5. Does the Owner Own Other Land Near the Project Site? No ___ Yes APN(s) _____