



County of Lassen
Department of Planning and Building Services

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

December 19, 2019

DRAFT

Maurice L. Anderson, Director
707 Nevada Street, Suite 5
Susanville, CA 96130-3912
Phone: 530 251-8269
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TO: Technical Advisory Committee
Agenda Date: January 2, 2019

Zoning & Building
Inspection Requests
Phone: 530 257-5263

FROM: Maurice L. Anderson, Director

RE: **USE PERMIT #2019-010, Curtis Bortle (John Shaw/Johnstonville Properties, LLC).** Proposal to operate a cannabis dispensary under the legal name "CJs Lassen, LLC" in an existing commercial building at 702-040 Johnstonville Road. The subject parcel is zoned M-2 (Heavy Industrial District) and has a "General Industry" land use designation per the *Susanville Vicinity Area Plan, 1984*. The subject parcel is located approximately 1,000 feet south of the intersection of Skyline and Johnstonville roads. APN: 116-050-77. Staff Contact: Stefano Richichi, Associate Planner

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

1. The applicant is proposing to operate a cannabis dispensary under the legal name "CJs Lassen, LLC" in an existing building at 702-040 Johnstonville Road.
2. The subject parcel is zoned M-2 (Heavy Industrial District) and has a "General Industry" land use designation per the *Susanville Vicinity Area Plan, 1984*.
3. According to Lassen County Code Section 18.108.045, cannabis dispensaries are allowed in commercial zoning districts with a use permit given certain standards. However, on December 10, 2019, the Board of Supervisors adopted Ordinance Number 2019-12 to modify said section to allow cannabis dispensaries in industrial zoning districts with a use permit as well.
4. The applicant estimates 100 customers per day (700 customers per week).
5. The applicant proposes to install a bicycle rack, exterior lighting, and security cameras, as well as to provide landscaping and add five parking spaces. Currently, there are four employee and eight customer asphalt parking spaces, whereas the applicant proposes to have five employee and 12 customer parking spaces (including one handicapped parking space and wheelchair ramp).
6. The project site is not within the 100-year flood zone as described by the Federal Emergency Management Agency (FEMA).
7. Lassen County Code Section 18.108.045(a)(1) states:

Once a use permit is approved to conditionally allow a dispensary and all pre-operational conditions have been met, the Planning and Building Services Department

will issue the use permit applicant an “authorization to submit an application” to the Bureau of Cannabis Control; California Department of Food and Agriculture’s Cal Cannabis Cultivation Licensing; and California Department of Public Health’s Manufactured Cannabis Safety Branch for cultivators, manufacturers, retailers, distributors, microbusinesses, testing laboratories and event organizers for licensure pursuant to the Medical Cannabis Regulation and Safety Act (MAUCRSA) and/or the Adult Use of Marijuana Act (Proposition 64). An authorization to operate (pursuant to Chapter 18.112) shall not be issued by Lassen County until licensure is secured from all relevant agencies, all remaining conditions of approval for the use permit have been met, and the applicant has satisfied all requirements of Chapter 18.112.

8. Lassen County Code Section 18.108.045(a)(3) states:

Any operator of an approved cannabis dispensary use permit shall maintain, during the life of the dispensary, the applicable California license pursuant to California Business and Professions Code Section 26050(a), as may be amended from time to time. The applicant and/or property owner must immediately cease all operation of any dispensary if for any reason the applicable license with the state of California lapses. The Planning and Building Services Department may then initiate proceedings to revoke the use permit pursuant to Chapter 18.112.

9. Lassen County Code Section 18.108.045(a)(4) states:

If the applicant and/or property owner fail to pay County taxes in any quarter, the Planning and Building Services Department may initiate proceedings to revoke the use permit pursuant to Chapter 18.112.

10. Lassen County Code Section 18.108.045(a)(5) states:

In the event the permittee or successor in interest vacates and wishes to relocate the dispensary to a new location, a new use permit must be secured from the County in accordance with [Title 18 of the Lassen County Code] prior to commencing operations at the new location. Any use permit issued pursuant to this section shall be issued to the applicant and shall not be transferable.

11. Lassen County Code Section 18.108.045(a)(6) states:

All dispensaries shall be subject to inspections by appropriate State agencies and/or Lassen County officials from the Department of Planning and Building Services, any fire district or the Fire Warden, Public Health, Environmental Health, the Agricultural Commissioner’s Office, the Sheriff’s Department, and any other pertinent department.

12. Lassen County Code Section 18.108.045(a)(10) states:

As a condition of approval for any cannabis dispensary, the Planning and Building Services Department must confirm that the building will allow the proposed use. An Authorization to Operate shall not be issued until all required improvements have been made.

13. Lassen County Code Section 18.108.045(a)(11) states in part:

In industrial zoning districts, any proposed cannabis dispensary need not be set back from any legally established residence, except as required by the California Building Standards Code.

14. Lassen County Code Section 18.108.045(a)(12) states:

There shall be no dispensary located within six hundred feet of any existing school, school bus stop, licensed day care provider, or public park. Such distance shall be measured in a straight line from the proposed dispensary to the school, school bus stop, licensed day care provider, or public park.

15. It does not appear that the building proposed to be used as a dispensary is within a 600-foot radius of any existing school, school bus stop, licensed day care provider, or public park.

16. Lassen County Code Section 18.108.045(a)(13) states:

The planning commission or board, if applicable, may include an expiration date for the use permit that requires reapplication or renewal of the permit after two years or less, if determined to be necessary to conserve and promote the public health, safety, convenience and general welfare.

17. It is not appropriate to include an expiration date for this use permit because such expiration date will not be necessary to conserve and promote the public health, safety, convenience and general welfare.

18. Lassen County Code Section 18.108.045(a)(14) states:

Any approved use permit shall contain a condition that the dispensary is prohibited from permitting anyone to consume cannabis on the premises, regardless of the form of said cannabis, edible or otherwise, or by-products.

19. Lassen County Code Section 18.108.045(a)(15) states:

The permitted hours of operation of any approved dispensary are between the hours of nine a.m. and seven p.m. daily, unless otherwise approved through the use permit.

20. The applicant proposes to operate 7 days a week from 9 a.m. to 7 p.m.
21. Existing buildings on site include several mill buildings previously operated by Jeld-Wen, Inc. and Susanville Forest Products.
22. Lassen County Code Section 18.44.060(3) requires one parking space for every three employees on the largest shift, or one parking space for every 2,000 square feet of gross floor area, whichever is greater (in this case, the former). The applicant estimates 12 total employees for two shifts. At maximum, this would require four parking spaces. The applicant proposes to have 17 total asphalt parking spaces (12 spaces are currently existing).
23. Lassen County Code Section 18.44.060(4) in part requires one tree, of a species suited to the area climate zone, within the parking area for every eight parking spaces to provide shade and visual diversity. Given the applicant's proposal to have 17 parking spaces, this would equate to two trees.
24. Lassen County Code Section 18.14.900 defines "parking area" as "an accessible, usable, and generally paved space containing adequate maneuvering area and a specified number of parking spaces..."
25. The applicant has not proposed any signage as part of the current use permit application. Any future signing will be subject to Lassen County Code Chapter 18.106.
26. The subject parcel is within a Scenic Highway Corridor as depicted in the *Lassen County Energy Element, 1993* and is a Class IV Scenic Resource pursuant to the *Lassen County General Plan, 2000*, which describes Class IV Scenic Resources as follows:

Class IV: Class IV areas are generally "urbanized" to the extent that qualities of the natural landscape are largely secondary, visually, to the urban landscape. Visual elements are related largely to structural improvements or other man-made elements including such features as subdivisions, shopping centers, and industrial areas (unless the man-made element is of significant scenic value, e.g. a golf course or reservoir).
27. Lassen County Code Section 18.108.155 states in part:

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.
28. Pursuant to Lassen County Code Section 18.112.030, the Technical Advisory Committee shall review all use permit applications (and amendments) and shall prepare recommended

conditions of approval for consideration by the County (in this case, the Planning Commission).

29. The *Lassen County General Plan, 2000* (general plan) describes the “General Industry” land use designation as follows:

The [General] Industrial designation provides for general industrial and manufacturing uses, recognizing varying degrees of impacts and service requirements. Industrial designation may specify “light industry”, which is intended to provide for lighter, less extensive industrial activities where heavy industry may not be appropriate or compatible with surrounding land uses, or “heavy industry” where a greater range of intensive and extensive industrial activity is directed and encouraged. In either case, a use permit may be required by zoning district provisions for certain types of land uses.

Residential land uses are generally discouraged in industrial areas, but may be allowed in limited circumstances. Residential use should not interfere with the industrial intent of the designation. Depending on the availability of community water and/or sewer systems, building intensity may range from 1 to 7.25 units per acre when allowed. Population density may range accordingly from an average of 3 to 22 people per acre.

Corresponding Zoning: “M-1”, Light Industrial District; “M-2”, Heavy Industrial District.

30. Furthermore, the *Susanville Vicinity Area Plan* (Susanville plan), 1984, describes the “General Industry” land use designation as such:

Provides for general light and heavy industrial and manufacturing uses, recognizing varying degrees of impacts and service requirements.

31. The Susanville plan also states as follows with regard to industrial uses:

Policy 19.1A: Lassen County shall designate adequate land for industrial land use and shall ensure that adequate facilities (infrastructure) are available for these uses.

Policy 19.1B: The County shall promote the development of quality industrial areas.

Policy 19.1C: Lands well suited for industrial development because of their transportation access, availability of infrastructure and proximity to similar land uses... shall be kept in an industrial designation.

Implementation Measure 19.12: Establish a planning process and regulatory atmosphere conducive to attracting and keeping industry in the area.

Implementation Measure 19.13: Lands designated as industrial on the land use map shall be zoned as follows:

The area north of the Susan River east of Susanville and along the south side of Johnstonville Road East should be zoned "M-2", heavy industrial.

32. Lastly, the Susanville plan contains the following selected general land use policy and implementation measures:

Policy 12.1: Lassen County shall establish a land use pattern which will accommodate the projected growth of the planning area. The land use pattern will provide the present and future population with a variety of high quality living and working environments. The land use map of this plan shows the land use designations necessary to achieve this pattern.

Implementation Measure 12.13: The County shall coordinate future amendments to this plan with the City of Susanville.

Implementation Measure 12.14: The County shall allow the City to review and comment on each development proposal within the planning area.

33. The following goals, objectives, implementation measures and descriptions from the *Lassen County General Plan, 2000*, 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.*

- *Implementation Measure LU-F: The County shall continue to utilize the California Environmental Quality Act (CEQA) process, when applicable, to evaluate the potential impacts of proposed changes in land uses on surrounding lands and to implement appropriate mitigation measures when needed.*

2. ISSUE: Growth and Development

- *GOAL L-5: Orderly, contiguous growth and appropriate land-conserving densities as an alternative to sprawl and “leap-frog” development.*

4. ISSUE: Neighborhood Quality

- *GOAL L-8: Neighborhoods which offer safe and pleasant living environments for the residents of Lassen County.*
- *LU21 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.*

Scenic Corridor

Scenic Corridors identify areas bordering major highways which have significant or sensitive scenic values due to the existence of significant scenic features and the level of public exposure to those areas. This designation always overlays a primary land use designation. Although special standards may apply to development within such corridors (e.g., design review criteria), uses allowed and corresponding zoning and development standards, including building intensity and population density, are factors of the primary land use designations.

- *GOAL N-23: Scenic resources of high quality which will continue to be enjoyed by residents and visitors and which will continue to be an asset to the reputation and economic resources of Lassen County.*
- *NR78 POLICY: The County has identified areas of scenic importance and sensitivity along state highways and major County roads and has designated those areas as “Scenic Corridors”. (Refer to the General Plan land use map and related designations in various area plans, which may also be regarded as “scenic highway corridors”.) The County will develop and enforce policies and regulations to protect areas designated as scenic corridors from unjustified levels of visual deterioration.*
- *Implementation Measure NR-V: Areas designated and zoned for development in scenic corridors shall be zoned as “Design Review Combining Districts” or otherwise regulated to require review and management by the County of the visual impacts of proposed development.*

- *Implementation Measure NR-W: The County shall adopt design and development standards for use in "Design Review" areas and scenic corridors to guide the consideration and management of potential significant impacts to scenic resources.*

34. The Planning Commission, or the Board of Supervisors on appeal, will determine whether the proposed project is consistent with the *Lassen County General Plan, 2000* and the *Susanville Vicinity Area Plan, 1984*.
35. Implementation Measure 8 of the *Lassen County Energy Element, 1989* states, "Noise produced by industrial uses shall not exceed 70 dB L_{dn}/CNEL at the nearest property line."
36. The Environmental Review Officer has determined that the proposed project is exempt from the California Environmental Quality Act (CEQA) under Sections 15061(b)(3) and 15301 of the 2019 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. Noncompliance with any of the following use permit conditions shall constitute grounds for revocation of the use permit (pursuant to Lassen County Code Section 18.112.060).
2. The Use Permit shall be granted for the use as approved by the Planning Commission. Substantial revisions and/or expansions of the project will require a new Use Permit, subject to the approval of the Planning Commission.
3. The applicant shall obtain all necessary building permits from the Lassen County Department of Planning and Building Services before the commencement of construction.
4. The applicant and/or property owner have three years from the approval of this use permit to secure the required authorization to operate (pursuant to Lassen County Code Section 18.112.080). If an authorization to operate is not secured within said time, the Planning Commission may conduct a public hearing to consider revocation in accordance with Lassen County Code Section 18.112.060.

Pre-operational Conditions
(Must be satisfied before issuance of the Authorization to Operate)

5. No authorization to operate shall be issued until licensure is secured from all relevant agencies, all remaining pre-operational conditions of approval for the use permit have been met, and the applicant has satisfied all requirements of Chapter 18.112.
6. No authorization to submit an application shall be issued until all pre-operational conditions of approval for the use permit have been met.

7. The Department of Planning and Building Services must confirm that the building will allow the proposed use. An authorization to operate shall not be issued until all required improvements have been made.
8. The applicant must provide and maintain 17 asphalt parking spaces.

Operational Conditions
(Must be satisfied during operation of the Use Permit)

9. The dispensary shall only operate from 9 a.m. to 7 p.m. each day.
10. 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.
11. Noise produced by the dispensary shall not exceed 70 dB L_{dn}/CNEL at the nearest property line or any other applicable standards set forth in the Noise Element of the Lassen County General Plan or any applicable ordinance.
12. The applicant/owner shall plant and maintain two trees of a species suited to the area climate zone, to the satisfaction of the Department of Planning and Building Services, within the parking area to provide shade and visual diversity.
13. The operator of the cannabis dispensary shall maintain the applicable California license pursuant to California Business and Professions Code Section 26050(a), as may be amended from time to time. The applicant and/or property owner must immediately cease all operation of any dispensary if for any reason the applicable license with the state of California lapses. The Department of Planning and Building Services may then initiate proceedings to revoke the use permit pursuant to Chapter 18.112 of the Lassen County Code.
14. If the applicant and/or property owner fail to pay county taxes in any quarter, the Department of Planning and Building Services may initiate proceedings to revoke the use permit pursuant to Chapter 18.112 of the Lassen County Code.
15. In the event the permittee or successor in interest vacates and wishes to relocate the dispensary to a new location, a new use permit must be secured from the county in accordance with this title prior to commencing operations at the new location. Any use permit issued pursuant to this section shall be issued to the applicant and shall not be transferable.
16. The dispensary shall be subject to inspections by appropriate state agencies and/or Lassen

County officials from the Department of Planning and Building Services, any fire district or the Fire Warden, Public Health, Environmental Health, the Agricultural Commissioner's Office, the Sheriff's Department, and any other pertinent department.

17. The dispensary is prohibited from permitting anyone to consume cannabis on the premises, regardless of the form of said cannabis, edible or otherwise, or by-products.
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County of Lassen

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December 19, 2019

DRAFT

Maurice L. Anderson, Director

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Susanville, CA 96130-3912

Phone: 530 251-8269

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email: landuse@co.lassen.ca.us

website: www.co.lassen.ca.us

TO: Technical Advisory Committee
Agenda Date: January 2, 2020

Zoning & Building

Inspection Requests

Phone: 530 257-5263

FROM: Don Willis, Lassen County Surveyor

RE: Use Permit No. 2019-010 – Johnstonville Properties, LLC/John Shaw.
Assessor's Parcel Number: 116-050-77.

LASSEN COUNTY SURVEYOR FINDS AS FOLLOWS:

1. The subject parcel is currently owned by Johnstonville Properties, LLC, a California Limited Liability Company, as to an undivided 50% interest and John Shaw, an unmarried man, as to an undivided 50% interest, per a Grant Deed recorded on September 19, 2014 as Document Number 2014-04108 of the Official Records of Lassen County, California. The subject parcel is located in portions of Sections 3 and 4, Township 29 North, Range 12 East, Mount Diablo Base and Meridian and is further known as Assessor's Parcel Number 116-050-77.
2. The legal description for the parcel noted in Findings Item Number One above is described as Parcels A, B and C of a Record of Survey filed at Book 7 of Maps, Page 17 and as Parcel A of a Record of Survey filed at Book 7 of Maps, Page 72, both of the Official Records of Lassen County. A portion of said Parcel C, which is shown as Parcel B on said Record of Survey filed at Book 7 of Maps, Page 72, is excepted from the legal description. An additional exception is cited that was created by the recordation of Certificate of Lot Line Adjustment No. 2009-048, which was recorded on December 11, 2009 as Document No. 2009-06931 of the Official Records of Lassen County. This adjustment is also shown on Record of Survey No. 10-17-09, as the same is filed in Book 42 of Maps, Page 82, of the Official Records of Lassen County. A final exception is described that excludes lands within the subject parcel which were granted to the County of Lassen for the Skyline Road East right-of-way.
3. The subject parcel is in compliance with the Subdivision Map Act and local ordinances as 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.

4. The subject parcel abuts Johnstonville Road East, County Road No. 229, and also abuts a southwesterly extension of Skyline Road East, County Road No. 257, which is currently being constructed. Both Johnstonville Road East and Skyline Road East are within the County maintained road system.

**LASSEN COUNTY SURVEYOR RECOMMENDS THE FOLLOWING
CONDITIONS FOR USE PERMIT NO. 2019-010 (JOHNSTONVILLE
PROPERTIES, LLC/JOHN SHAW):**

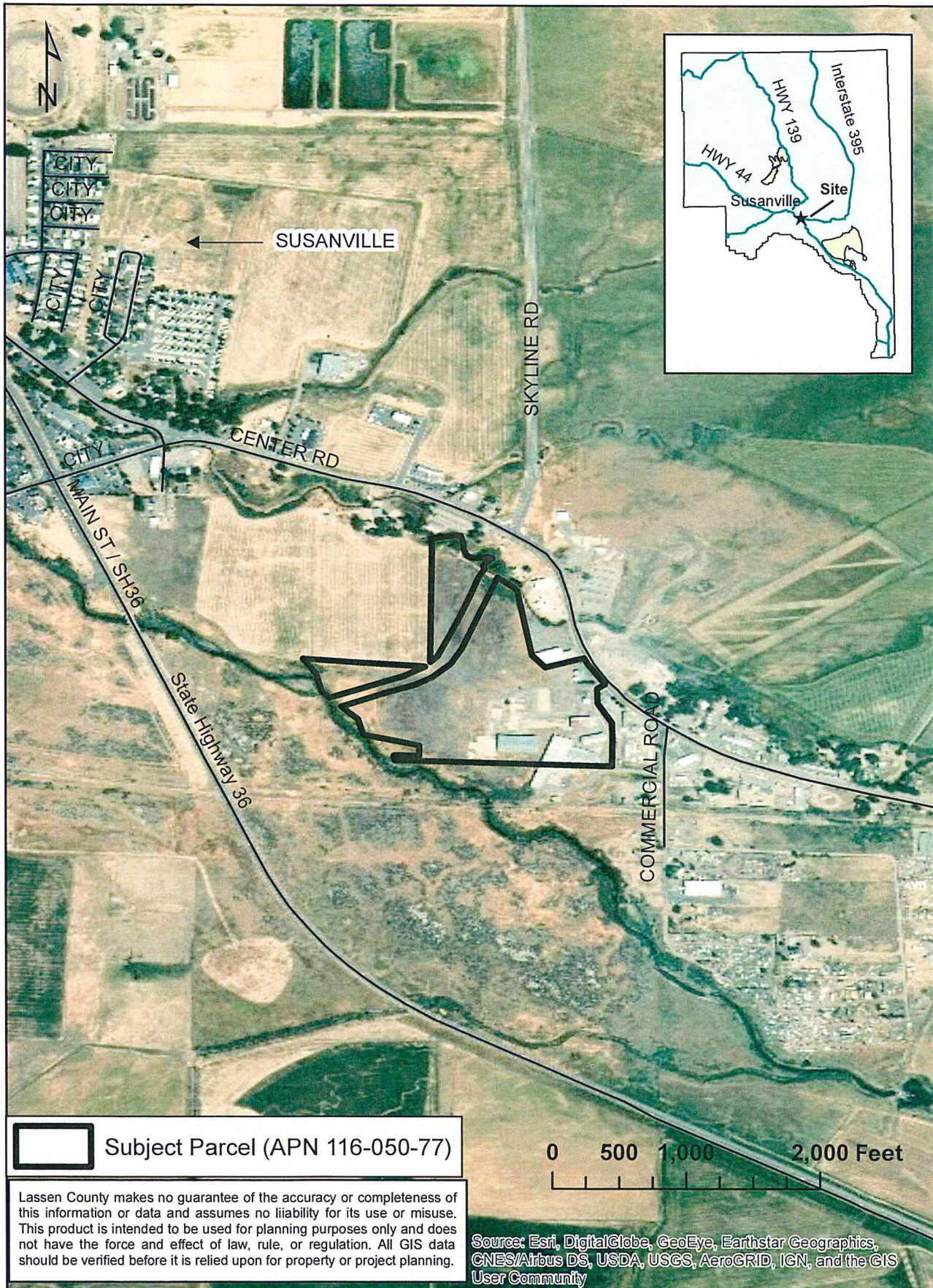
1. None.

Respectfully submitted,



Don Willis, L.S. 7742
Lassen County Surveyor

Use Permit #2019-010, Bortle





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

SEP 20 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# 219-010

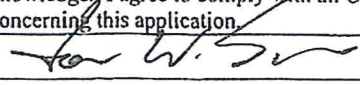

Property Owner/s	Property Owner/s
Name: John Shaw	Name:
Mailing Address: 701 Main Street	Mailing Address:
City, ST, Zip: Susanville, CA 96130	City, ST, Zip:
Telephone: 530-260-7468 Fax:	Telephone: Fax:
Email: johnshaw.sre@gmail.com	Email:

Applicant/Authorized Representative*	Agent (Land Surveyor/Engineer/Consultant)
Same as above: <input type="checkbox"/>	Correspondence also sent to: <input type="checkbox"/>
Name: Curtis Bortle	Name:
Mailing Address: 512 Alola Street	Mailing Address:
City, ST, Zip: Roseville, CA 95678	City, ST, Zip:
Telephone: 530-249-7141 Fax:	Telephone: Fax:
Email: cjslassen@gmail.com	Email: License #:

Project Address or Specific Location: 702-040 Johnstonville Rd Susanville, CA 96130			
Deed Reference: Book:	Page:	Year:	Doc#:
Zoning:		General Plan Designation:	
Parcel Size (acreage): 29.02	Section:	Township:	Range:

Assessor's Parcel Number(s):	116 - 050 - 77-11	- -	- -
- -	- -	- -	- -

Project Description: Commercial Cannabis Dispensary Storefront

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).
 Date: <u>9/13/19</u>	 Date: <u>9/13/19</u>
Date:	Date:

See associated process form for required attachments and instructions.



USE PERMIT PROJECT DETAIL SUPPLEMENT

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

FILE NO. _____

Form must be typed or printed clearly in black or blue ink. This supplement consists of three pages.

Please complete the following application supplement and attach to the Use Permit Application. Answer all questions that are related to the proposed use.

1. Proposed timeframe for the project and completion of each major phase (i.e., when structures and improvements will be completed): The project will take an estimated 6 months, with exterior improvements completed during the first phase of the project (3 months).

2. Existing use of property: Commercial Office Space

3. Describe adjoining land uses (e.g., residential, commercial, agricultural, etc.). Please be as specific as possible.

North: _____

South: _____

East: _____

West: _____

4. Hours of proposed operation: 9 AM to 7 PM Days of operation: Monday-Sunday

5. Number of shifts: 2 Number of employees: 12

6. Number of deliveries or pick-ups: 1 per day 3 per week

7. Number of visitors/customers: 100 per day 700 per week

8. Will the project increase noise levels in the immediate area? ☐ Yes ☒ No

If yes, anticipated noise levels in decibels at:

50 feet _____ 100 feet _____ Property Line _____

9. Describe existing structures and improvements to be used in conjunction with the proposed use, including their floor area: The only existing structure is a commercial building
improvements to the exterior include updated parking spots, installation of a bike rack,
landscaping, exterior light installation, and security cameras.

10. Maximum height (in feet) of existing structures: 25 feet

11. Maximum height (in feet) of proposed structures: N/A

12. Describe any existing structures to be removed: N/A

13. Describe proposed structures and improvements (e.g., buildings, parking, roads, and sewer services, etc.). Please include dimensions and floor area: Parking space improvements, installation of lighting and security cameras. A Site Plan with dimensions is attached.

14. Describe the topography and physical environment at and surrounding the project site: _____

The topography is flat with sparse vegetation.

15. Describe proposed exterior lighting, including location (attach lighting diagram if applicable): _____

Exterior lighting will illuminate all entrances and approaches to the existing building. A lighting diagram is attached.

16. Will the project include or result in grading, including anticipated grading at project buildout?

☐ Yes

☒ No

If yes, approximate total surface area to be disturbed by site grading:
_____ sq. ft. or _____ acres

Quantity of cut: _____ cubic yards Quantity of fill: _____ cubic yards

17. Percentage of site to be covered by impervious surfaces (e.g., roads, driveways, and structures), including estimated impervious surfaces at project buildout: 25% estimated: 16000 Square feet

18. Number of existing parking spaces: 4 employee 8 customer

Number of proposed parking spaces: 5 employee 12 customer

Describe surfacing of parking area: Asphalt

Please attach a parking plan showing existing and proposed parking facilities.

19. Please attach a detailed plot plan, drawn to scale, showing all existing and proposed improvements.

20. For commercial, industrial and institutional developments, please attach a landscaping plan.

21. Please indicate how the following services will be provided to serve the project, including name of the service provider:

Electricity: LMUD

Underground ☒ Overhead ☐

Telephone: AT&T

Underground ☒ Overhead ☐

Water Supply: Existing Well ☐ New Well(s) ☐

Community Water ☒

Other ☐ _____

Sewage Disposal: Individual Septic System ☒ Community Sewer ☐ Shared Septic System ☐

If individual septic systems are proposed, has soil testing been performed to determine soil suitability? ☐ Yes ☒ No If yes, please attach

Solid Waste Disposal: Susanville Waste Management

LP/Natural Gas: N/A

If an extension of utility lines is necessary, indicate which services and the distance of the extension: N/A

22. Please provide the names of the following districts, if applicable:

High School: N/A

Elementary School: N/A

Fire Protection: N/A

Community Services District: N/A

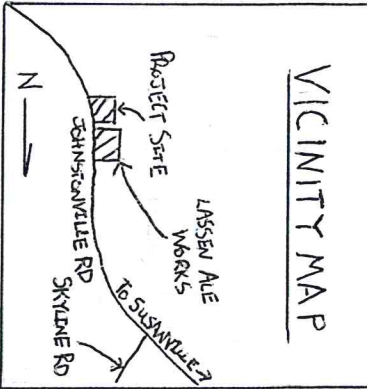
Water: Susanville City Water

Sewer: Individual Septic Tank

Other: _____

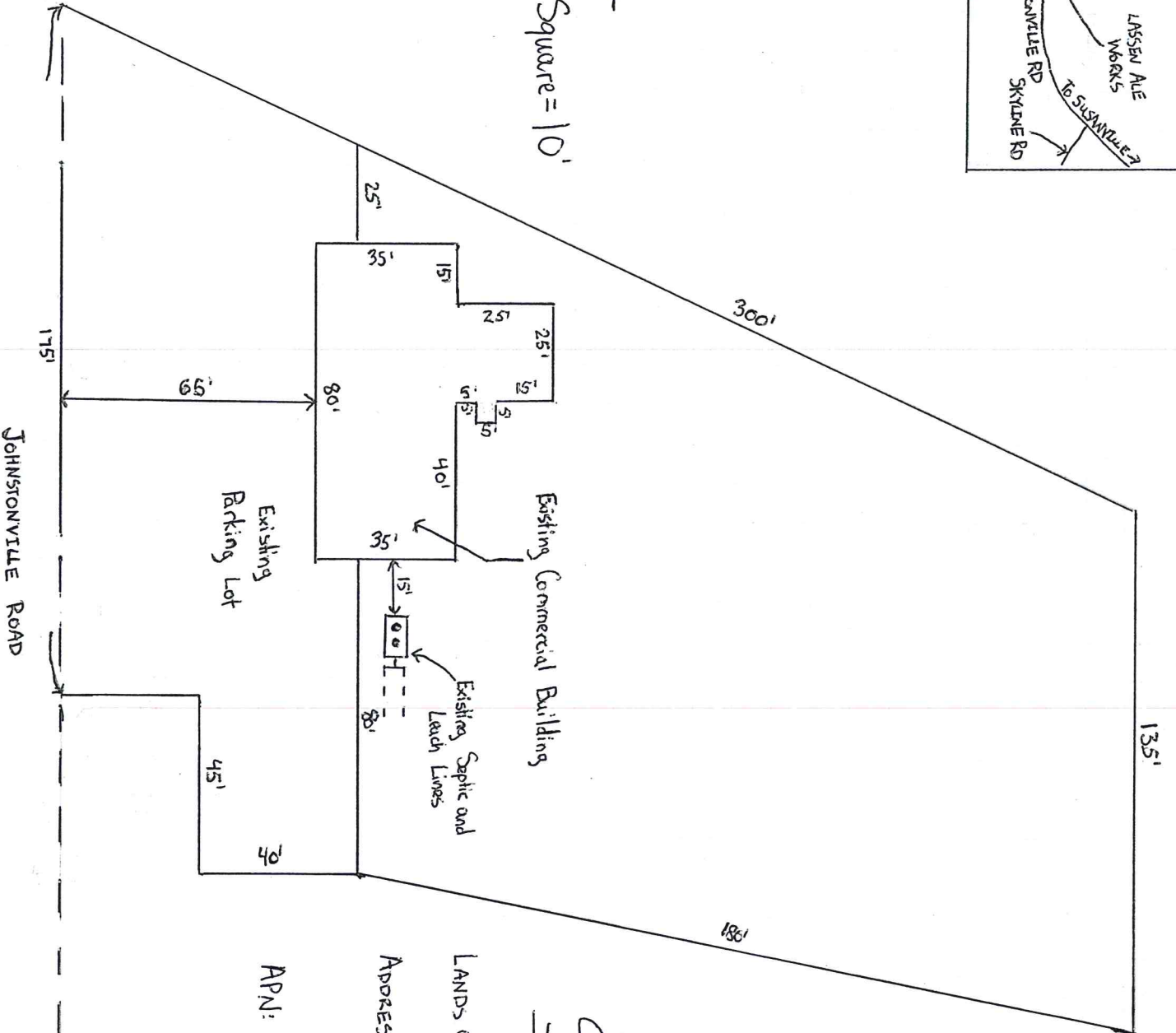
23. List all county, state, regional or federal agencies from which a permit or approval is or may be required, including type of permit required: Lassen County, The Bureau of Cannabis Control, The State of California

VICINITY MAP



N

Scale: 1 Square = 10'



SITE PLAN

LANDS OF: JOHN SHAW

Address: 702-040 Johnstonville Rd
Susanville CA 96130

APN: 116-050-77-11