

# TABLE OF CONTENTS

## PLANNING COMMISSION MEETING November 3, 2020

FILE NUMBER:	UP #2020-007
PROPERTY OWNER:	J & K Cunningham Properties
AGENT:	McHale Sign Co.
TYPE OF APPLICATION:	Use Permit

Staff Report.....	001
Draft Resolutions .....	004
Memos from the October 1, 2020, Technical Advisory Committee meeting.....	009
Vicinity Map .....	017
Applications and Related Drawings.....	018

LASSEN COUNTY PLANNING COMMISSION  
STAFF REPORT  
November 3, 2020

FILE NUMBER:	2020-007
PROPERTY OWNER:	J & K Cunningham Properties
APPLICANT:	McHale Sign Co.
TYPE OF APPLICATION:	Use Permit
GENERAL LOCATION:	The project is located at 704-550 Richmond Road East
ASSESSOR'S PARCEL NUMBER:	116-140-64
PROJECT SITE ZONING:	C-T (Town Service District)
GENERAL PLAN:	"Town Service" per <i>Johnstonville Area Plan, 1987</i>
ENVIRONMENTAL DOCUMENT:	Exempt from CEQA pursuant to Sections 15061(b)(3) and 15303 of the 2020 CEQA Guidelines
APPEAL:	Board of Supervisors, Lassen County Code Section 18.112.050, Appeal Period: within 10 days of Planning Commission action
ASSIGNED STAFF:	Stefano Richichi, Senior Planner

---

AUTHORITY FOR APPLICATION:

Use Permit Ordinance, Lassen County Code Chapter 18.112  
Sign Regulations Ordinance, Lassen County Code Chapter 18.106

---

REGULATING AGENCIES:

<u>Agency</u>	<u>Identified Permits/Approvals</u>
Planning Commission	Use Permit Approval
Co. Planning & Building Services	Building Permits

PROJECT DESCRIPTION: Proposal to relocate an existing "Ford" freestanding pole sign from the existing Susanville Ford Dealership to its approved expansion, the latter at 704-550 Richmond Road East, approximately three miles southeast of Susanville at the intersection of U.S. Highway 395 and California State Route 36. According to the applicant, the sign is 88 square feet in size.

PROJECT SITE CHARACTERISTICS and PERMITTING: There are no completed improvements on-site, although the Department of Planning and Building Services did approve Building Permit #2019-124 for the proposed dealership expansion on June 16, 2020; said expansion is currently under construction. However, the proposed free-standing sign will require its own building permit.

ACCESS: The project site is located at 704-550 Richmond Road East, approximately three miles southeast of Susanville at the intersection of U.S. Highway 395 and California State Route 36, on the east side of Richmond Road (across from the existing Susanville Ford dealership).

SURROUNDING PROPERTIES: The subject parcel is surrounded mostly by similarly-sized parcels. All of the immediately surrounding parcels are zoned C-T (Town Service District); the existing

Susanville Ford dealership is to the west, while California Highway Patrol is to the south. Many parcels have a residential use in the vicinity.

	<b>Zoning</b>	<b>Parcel Size</b> (acres)	<b>Land Use Designation</b> ( <i>Johnstonville Area Plan, 1987</i> )
<b>North</b>	C-T	1.04	“Town Service”
<b>East</b>	C-T	2.81	“Town Service”
<b>South</b>	C-T	1.38	“Town Service”
<b>West</b>	C-T	3.58	“Town Service”

GENERAL PLAN AND ZONING:

The parcel is zoned C-T (Town Service District) and is designated “Town Service” per the *Johnstonville Area Plan, 1987*.

LASSEN COUNTY CODE: Lassen County Code Chapter 18.112 et seq. establishes the regulations regarding the approval of Use Permits. The Planning Commission has the authority to approve, conditionally approve, or deny the Use Permit application.

Furthermore, according to Lassen County Code Sections 18.106.020(8)(A)(iii) and (11), signs that exceed the limitations set forth by Lassen County Code Sections 18.106.020(8)(A)(i) and (ii) require a use permit.

Lassen County Code Sections 18.106.020(8)(A)(i) and (ii) state as set forth the following permitting requirements for appurtenant signs:

- (i) *Allowed by Right. Signs attached to a building, limited to not more than three signs per parcel of not more than seventy square feet of aggregate area per street frontage;*
- (ii) *Subject to a C.C.U.. Any appurtenant sign not attached to a building, limited to one sign per street frontage for each parcel not exceeding thirty-five square feet per sign*

As stated previously, the proposed sign is 88 square feet in size. Since the proposed signage does not meet the above criteria, a use permit is required. Lassen County Code Section 18.106.020(8)(A)(iii) allows a sign up to 200 square feet in size by use permit.

According to the applicant, the proposed free-standing sign is 22 feet, 11 3/8 inches tall. According to Lassen County Code Section 18.34.050, the C-T district allows a 25-foot building height limit by right.

#### LOCAL GOVERNMENTAL SERVICES:

- Fire Protection is provided by the Susan River Fire Protection District and the California Department of Forestry and Fire Protection (Cal Fire)
- Police protection is provided by the Lassen County Sheriff Department

ENVIRONMENTAL DOCUMENT: The Environmental Review Officer of Lassen County has determined that this proposal is exempt from the California Environmental Quality Act under Section 15061(b)(3) of the 2020 CEQA Guidelines, also known as the “common sense” or “general rule” exemption.

FINDINGS AND RECOMMENDATIONS BY TAC: The Technical Advisory Committee (TAC) met on October 1, 2020, 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), as well as in the attached draft approving resolution.

ADDITIONAL RECOMMENDED CONDITIONS: Given the proximity to Highways 36/395, the Department of Planning and Building Services recommends that the applicant receive approval from Caltrans for the proposed sign, if necessary. Caltrans has some authority for signage projects within the vicinity of state highways; if Caltrans has authority over this project, then Caltrans’ approval will be required.

In addition, given information available to the Department of Planning and Building Services, the subject parcel is in the a “High” Fire Hazard Severity Zone in the State Responsibility Area. Given that the proposed sign is not set back 30 feet as required by Section 1276.01 of the 2020 State Responsibility Area Fire Safe Regulations, the applicant must secure an exception from the California Department of Forestry and Fire Protection (CalFire).

The above considerations have been included as recommended conditions of approval in the attached resolution.



RESOLUTION NO. \_\_\_\_\_

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION APPROVING  
USE PERMIT # 2020-007, J & K CUNNINGHAM PROPERTIES

WHEREAS, the Planning Commission of Lassen County, after due notice and a public hearing conducted November 3, 2020, has considered Use Permit Application #2020-007, filed by McHale Sign Co. on behalf of J & K Cunningham Properties, to relocate an existing “Ford” freestanding pole sign from the existing Susanville Ford Dealership to its approved expansion at 704-550 Richmond Road East (APN: 116-140-64); and

WHEREAS, according to the applicant, the sign is 88 square feet in size and 22 feet, 11 3/8 inches tall; 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 that this proposal is exempt from the California Environmental Quality Act under Section 15061(b)(3) of the 2020 CEQA Guidelines.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Planning Commission finds as follows:
  - a. That the proposed project is consistent with the *Johnstonville Area Plan, 1987*, the *Lassen County General Plan, 2000*, Lassen County Code Chapter 18.34, Lassen County Code Chapter 18.106, and the provisions of Lassen County Code Chapter 18.112, which establishes 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’s findings, contained in the Planning Commission staff report.
4. The Planning Commission hereby concurs with the Environmental Review Officer that the project qualifies for exemptions, pursuant to Section 15061(b)(3) of the 2020 CEQA Guidelines.

RESOLUTION NO. \_\_\_\_\_

5. The Planning Commission hereby approves Use Permit # 2020-007, 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 3<sup>rd</sup> day of November, 2020, by the following vote:

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

\_\_\_\_\_  
Chairman  
Lassen County Planning Commission

ATTEST:

\_\_\_\_\_  
Maurice L. Anderson, Secretary  
Lassen County Planning Commission

RESOLUTION NO. \_\_\_\_\_

EXHIBIT "A"

CONDITIONS OF APPROVAL  
USE PERMIT #2020-007

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. Signs shall be unlighted or softly lighted and shall not blink, oscillate, rotate, pulse or be otherwise animated.
4. No sign shall be allowed to fall into disrepair, and any sign damaged or defaced by any means shall be repaired or removed within ten days of notification.
5. The applicant shall secure a building permit for the proposed free-standing sign.
6. The applicant shall secure approval from Caltrans for the proposed free-standing sign, if necessary.
7. The applicant shall secure an exception from the California Department of Forestry and Fire Protection (CalFire) for the proposed free-standing sign.

RESOLUTION NO. \_\_\_\_\_

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION DISAPPROVING  
USE PERMIT # 2020-007, J & K CUNNINGHAM PROPERTIES

WHEREAS, the Planning Commission of Lassen County, after due notice and a public hearing conducted November 3, 2020, has considered Use Permit Application #2020-006, filed by McHale Sign Co. on behalf of J & K Cunningham Properties, to place five signs at the approved Susanville Ford Dealership expansion at 704-550 Richmond Road East (APN: 116-140-64); and

WHEREAS, according to the applicant, the sign is 88 square feet in size and 22 feet, 11 3/8 inches tall; 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 California Environmental Quality Act does not apply to projects which a public agency rejects or disapproves, pursuant to Sections 15061(4) and 15270(a) of the Guidelines.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Planning Commission finds as follows:
  - a. That the proposed project is not consistent the *Johnstonville Area Plan, 1987*, the *Lassen County General Plan, 2000*, Lassen County Code Chapter 18.34, Lassen County Code Chapter 18.106, and the provisions of Lassen County Code Chapter 18.112, which establishes the regulations regarding the issuance of Use Permits.
  - b. That the project 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, and/or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare.
3. The Planning Commission hereby disapproves Use Permit # 2020-007.



RESOLUTION NO. \_\_\_\_\_

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the 3<sup>rd</sup> day of November, 2020, 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  
October 1, 2020  
File #2020-007, J & K Cunningham Properties

- ☒ County Planning Director
- ☐ County Public Works Director
- ☒ County Surveyor (findings only)
- ☒ County Sanitarian (no findings or conditions)
- ☐ County Fire Warden
- ☐ County Assessor



County of Lassen

Department of Planning and Building Services

• Planning

• Building Permits

• Code Enforcement

• Surveyor

• Surface Mining

September 18, 2020

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: October 1, 2020

FROM: Maurice L. Anderson, Director

Zoning & Building

Inspection Requests

Phone: 530 257-5263

RE: **USE PERMIT #2020-007, J & K Cunningham Properties (property owner); McHale Sign Co. (applicant).** Proposal to relocate an existing "Ford" freestanding pole sign from the existing Susanville Ford Dealership to its approved expansion, the latter at 704-550 Richmond Road East, approximately three miles southeast of Susanville at the intersection of U.S. Highway 395 and California State Route 36. The sign is not nonconforming because it is being moved to a new property. The subject parcel is zoned C-T (Town Service District) and has a "Town Service" land use designation in the *Johnstonville Area Plan, 1987*. APN: 116-140-64. Staff Contact: Stefano Richichi, Senior Planner

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

1. The subject parcel is zoned C-T (Town Service District).
2. The subject parcel has a "Town Service" land use designation in the *Johnstonville Area Plan, 1987*.
3. The subject parcel is not within the 100-year flood zone as described by the Federal Emergency Management Agency (FEMA).
4. The applicant is proposing to relocate an existing "Ford" freestanding pole sign from the existing Susanville Ford Dealership to its approved expansion, the latter at 704-550 Richmond Road East, approximately three miles southeast of Susanville at the intersection of U.S. Highway 395 and California State Route 36. The sign is not nonconforming because it is being moved to a new property.
5. According to the applicant, the sign is 88 square feet in size.
6. According to Lassen County Code Sections 18.106.020(8)(A)(iii) and (11), signs that exceed the limitations set forth by Lassen County Code Sections 18.106.020(8)(A)(i) and (ii) require a use permit, up to 200 square feet for any individual sign.
7. Lassen County Code Sections 18.106.020(8)(A)(i) and (ii) state as set forth the following permitting requirements for appurtenant signs:
  - (i) *Allowed by Right. Signs attached to a building, limited to not more than three signs per parcel of not more than seventy square feet of aggregate area per street frontage;*

- (ii) *Subject to a C.C.U.. Any appurtenant sign not attached to a building, limited to one sign per street frontage for each parcel not exceeding thirty-five square feet per sign.*

8. Since the proposed signage does not meet the above criteria, a use permit is required,
9. All signs have a combination of either white lettering and a blue background.
10. Lassen County Code Section 18.106.040(5) states, "Signs shall be unlighted or softly lighted and shall not blink, oscillate, rotate, pulse or be otherwise animated."
11. Lassen County Code Section 18.106.040(15) states, "No sign shall be allowed to conflict with any applicable policies, provisions and/or requirements of the general plan or an applicable area plan."
12. Lassen County Code Section 18.106.040(16) states, "No sign shall be allowed to fall into disrepair, and any sign damaged or defaced by any means shall be repaired or removed within ten days of notification."
13. 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).
14. The following measures from the *Johnstonville Area Plan, 1987*, pertain to the proposal:
  - *Policy 19-B: Land in the vicinity of the Town Center as designated on the land use map shall be designated as town service. These lands are appropriate for mixed commercial residential uses.*
  - *Implementation Measure 19.1: Commercial uses in the mixed commercial/residential districts and occupations shall be carefully regulated to ensure they will remain compatible with the areas in which they are located.*
  - *Implementation Measure 19.2: Lands designated shown on the land use map as town service shall be zoned as "C-T" Town Service District.*
15. 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.*

#### **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.*

#### **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.*
- *LU29 POLICY: 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 including home occupations, agricultural-related sales, and specially-considered local convenience and highway commercial sites.*

#### **ISSUE: Commercial Uses**

*Lassen County has generally supported and encouraged the development of new, and the retention and expansion of existing, commercial uses and facilities. Such development is good for the economic development of Lassen County, including the development of new employment opportunities. Aside from this general endorsement for commercial development, the primary land use issues related to commercial uses are in the areas of general compatibility with surrounding land uses, orderly growth of existing commercial areas, and the need to have adequate infrastructure to serve expanding commercial areas.*

*The County is sometimes requested to consider the development of commercial establishments which are not within existing commercial areas. Such commercial proposals may be along a highway and are proposed to serve and take advantage of the needs of tourists and the general traveling public. Another frequently considered need or desire in many areas is for neighborhood-type convenience stores. Such development may serve special needs. However, they also have the potential of creating conflicting land use issues a creating a precedent for the leap-frog and sprawl of commercial uses. The 1968 General Plan stated:*

16. The Planning Commission will determine whether the proposed project is consistent with the *Johnstonville Area Plan, 1987*, and *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.
17. The Environmental Review Officer recommends that the Planning Commission find the proposed project exempt from the California Environmental Quality Act under Section 15061(b)(3) of the 2020 CEQA Guidelines, also known as the “common sense” or “general” rule.

**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. Signs shall be unlighted or softly lighted and shall not blink, oscillate, rotate, pulse or be otherwise animated.
4. No sign shall be allowed to fall into disrepair, and any sign damaged or defaced by any means shall be repaired or removed within ten days of notification.



## County of Lassen

### Department of Planning and Building Services

• Planning

• Building Permits

• Code Enforcement

• Surveyor

• Surface Mining

September 18, 2020

RECEIVED

OCT 01 2020

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: October 1, 2020

Zoning & Building  
Inspection Requests  
Phone: 530 257-5263

FROM: Don Willis, Lassen County Surveyor

RE: Use Permit No. 2020-007 – J & K Cunningham Properties.  
Assessor's Parcel Number: 116-140-64.

#### LASSEN COUNTY SURVEYOR FINDS AS FOLLOWS:

1. The subject parcel is known as Assessor's Parcel Number 116-140-64 and title is currently vested in J & K Cunningham Properties, a California Limited Liability Company, as shown at a Grant Deed recorded on June 3, 2020 as Document No. 2020-02012 of the Official Records of Lassen County, California.
2. The subject parcel is located in portions of Sections 11 and 14, Township 29 North, Range 12 East, Mount Diablo Base and Meridian, in the community of Susanville, California.
3. The legal description for the parcel noted in Findings Item Number One above is described as Parcels One and Two of Record of Survey No. 5-04-95 for Woodsphar, Inc., as the same is filed at Book 32 of Maps, Page 96, of the Official Records of Lassen County. These two parcels have since been merged by Merger No. 2019-002, as the same was approved by the Lassen County Technical Advisory Committee on April 4, 2019. The Certificate of Merger document was recorded on August 8, 2019 as Document No. 2019-02957 of the Official Records of Lassen County.
4. The subject parcel was created in compliance with the provisions of the Subdivision Map Act and local ordinances. This is based on said Merger No. 2019-002 and on Lot Line Adjustment No. 95026 which created said Parcels One and Two of said Record of Survey No. 5-04-95. The adjustment was approved by the Lassen County Technical Advisory Committee on April 4, 1995 and the Certificate of Lot Line Adjustment was recorded on September 20, 1995 in Book 627, Page 469, of the Official Records of Lassen County.
5. The subject parcel currently abuts Richmond Road, County Road No. 203, and U.S. Highway 395. No abutter's access rights are allowed onto Richmond Road along the Northerly 100 feet of the parcel or onto any part of U.S. Highway 395 per a Director's Deed recorded on July 1, 1977 in Book 318, Page 222, of the Official Records of Lassen County. Richmond Road is in the County maintained road system.



6. Use Permit No. 2020-007 has been applied for to relocate an existing sign from adjacent property owned by the applicant to the subject parcel. The proposed location of the sign is shown on plans submitted by the applicant as being 65.2 feet easterly of the centerline of Richmond Road and 130.2 feet southerly of the centerline of U.S. Highway 395. This location falls outside the rights-of-way for both roads per Record of Survey No. 5-04-95 which was described in Findings Item Number Three above. Richmond Road is shown as having a one-half right-of-way width of 60 feet from its centerline and U.S. Highway 395 is shown as having a one-half right-of-way width of 125 feet from its centerline on said Record of Survey.

**LASSEN COUNTY SURVEYOR RECOMMENDS THE FOLLOWING CONDITIONS  
FOR USE PERMIT NO. 2020-007 (J & K CUNNINGHAM PROPERTIES):**

1. None.

Respectfully submitted,



Don Willis, L.S. 7742  
Lassen County Surveyor





# LASSEN COUNTY

## Health and Social Services Department

SEP 29 2020

### Memorandum

LASSEN COUNTY DEPARTMENT OF  
PLANNING AND BUILDING SERVICES

Date: September 29, 2020

To: Lassen County Planning Commission  
Agenda Date: October 1, 2020

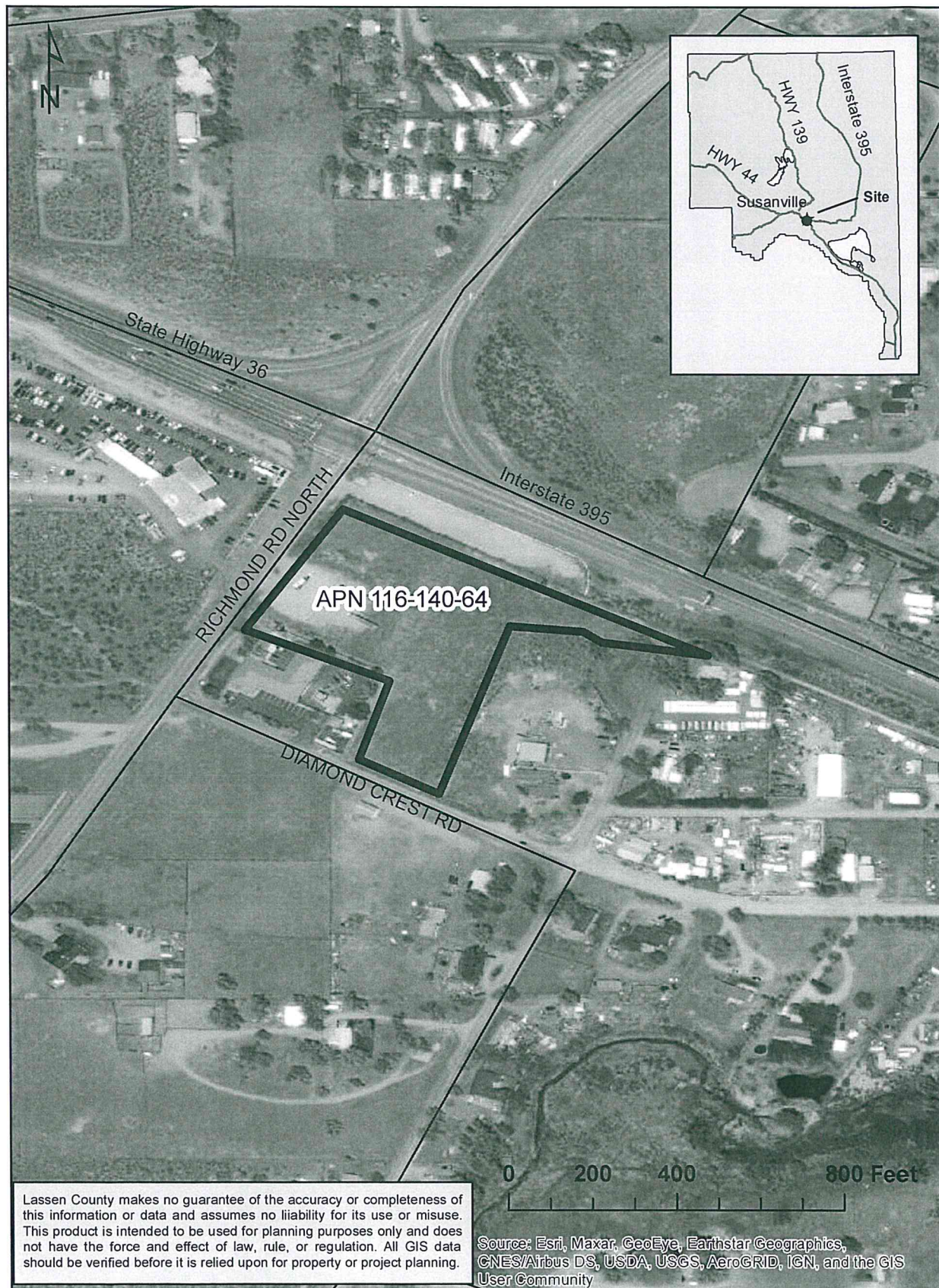
From: Gehaiman Saef, REHS *G.S.*

RE: Use Permit # 2020-007, J & K Cunningham Properties  
(property owner); McHale Sign Co. (applicant).

The Environmental Health Department does not have any conditions for this use permit.

- ☐ 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 #2020-007, J & K Cunningham Properties







## USE PERMIT APPLICATION

FILING FEE: CLASS 1 \$742; CLASS 2 \$1,350; CLASS 3 \$1,350

and ENVIRONMENTAL HEALTH FEE: \$85

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

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. JP 2020-007

Property Owner/s	Property Owner/s
Name: <u>J &amp; K Cunningham Properties LLC</u>	Name:
Mailing Address: <u>481 CYPRESS AVE</u>	Mailing Address:
City, ST, Zip: <u>Redding CA 96002</u>	City, ST, Zip:
Telephone: <u>530-221-2436</u> Fax:	Telephone: Fax:
Email: <u>Jeremy@reddingkia.com</u>	Email:

Applicant/Authorized Representative*	Agent (Land Surveyor/Engineer/Consultant)
Same as above: <input type="checkbox"/>	Correspondence also sent to: <input type="checkbox"/>
Name: <u>MCHALE SIGN CO</u>	Name:
Mailing Address: <u>3707 ELECTRO WAY</u>	Mailing Address:
City, ST, Zip: <u>REDDING, CA 96002</u>	City, ST, Zip:
Telephone: <u>530-223-2030</u> Fax: <u>530-223-2060</u>	Telephone: Fax:
Email: <u>ERIC@MCHALESIGN.COM</u>	Email: License #:

Project Address or Specific Location: <u>704-485 RICHMOND RD E</u>			
Deed Reference: Book:	Page:	Year:	Doc#:
Zoning:		General Plan Designation:	
Parcel Size (acreage):		Section:	Township: Range:

Assessor's Parcel Number(s):	<u>116 - 140 - 64</u>	-	-
-	-	-	-

Project Description:	<u>MOVE EXISTING "FORD" POLE SIGN TO NEW LOCATION AS INDICATED ON PROVIDED PLANS.</u>
AUG 17 2020	

LASSEN COUNTY DEPARTMENT OF  
PLANNING AND BUILDING SERVICES

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>6/30/2020</u>	<u>[Signature]</u> Date: <u>6/30/2020</u>
Date:	Date: <u>08/12/2020</u>

See associated process form for required attachments and instructions.



**USE PERMIT SIGN 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

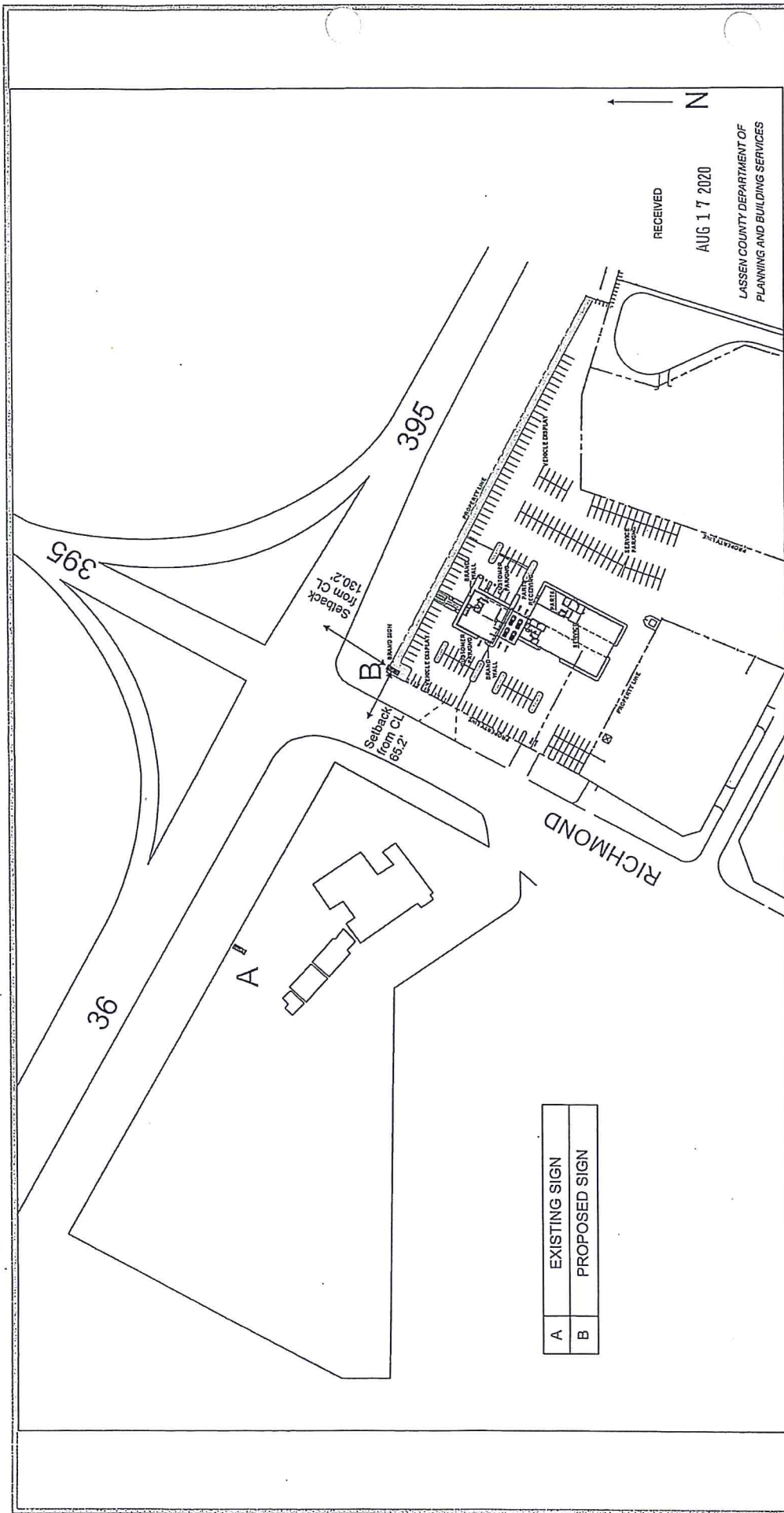
FILE NO. \_\_\_\_\_

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

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

1. Existing use of property: COMMERCIAL - VEHICLE SALES
2. Is the proposed sign: ☒ Appurtenant (On-site) ☐ Non-Appurtenant (Off-site)
3. Height of sign face: 6' 3.25" Width of sign face: 14'9"
4. Total area of sign: 88 (sq. ft)
5. Total height of sign (ground to top): 22' 11.375"
6. Setbacks: From front property line: 5.2' From side property line: 5.2'
7. Will the sign be double-sided: ☒ Yes ☐ No
8. Text of first side to read: FORD  
Color of background: BLUE Color of lettering: WHITE  
If double sided, text of second side to read: FORD  
Color of background: BLUE Color of lettering: WHITE
9. Will the sign be illuminated: ☒ Yes ☐ No If yes, Type: LED
10. Additional description (if any): EXISTING SIGN, PROPOSING MOVING SIGN TO NEW FACILITY LOCATION
11. Please attach a detailed plot plan, drawn to scale, showing proposed location of the proposed sign.
12. Attach an exact scaled example of the proposed sign.





A	EXISTING SIGN
B	PROPOSED SIGN



**3707 ELECTRO WAY.  
REDDING, CA 96002  
(530) 223-2030  
FAX (530) 223-2060**

**SUSANVILLE FORD  
704 E. RICHMOND RD.  
SUSANVILLE, CA 96130**

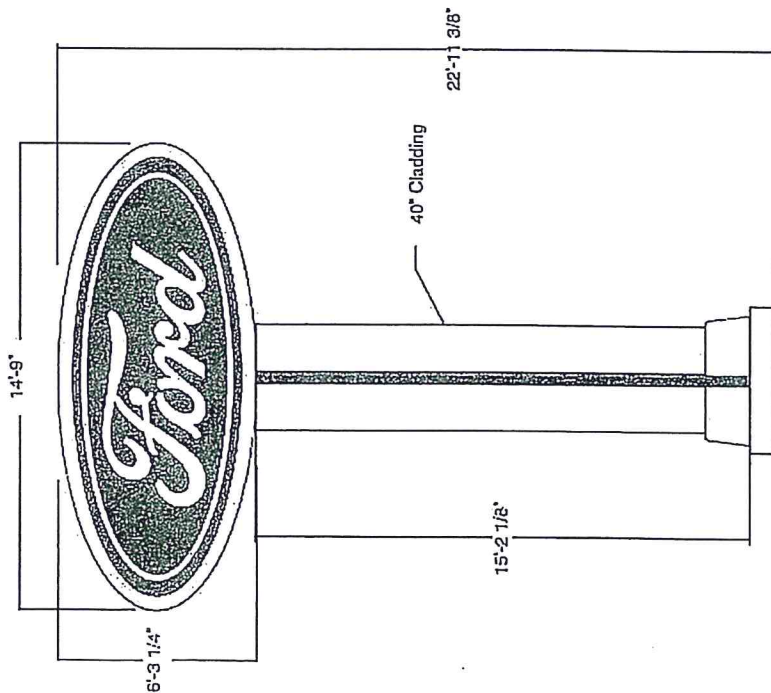
OWNERSHIP OF THIS DESIGN  
IS HELD BY McHALE SIGN INC.  
THIS DESIGN IS FOR PERSONAL  
USE, AND IS NOT TO BE  
SHOWN OUTSIDE YOUR  
ORGANIZATION, NOR IS TO BE  
COPIED, REPRODUCED, OR  
EXHIBITED IN ANY MANNER.

**WO# 12475**

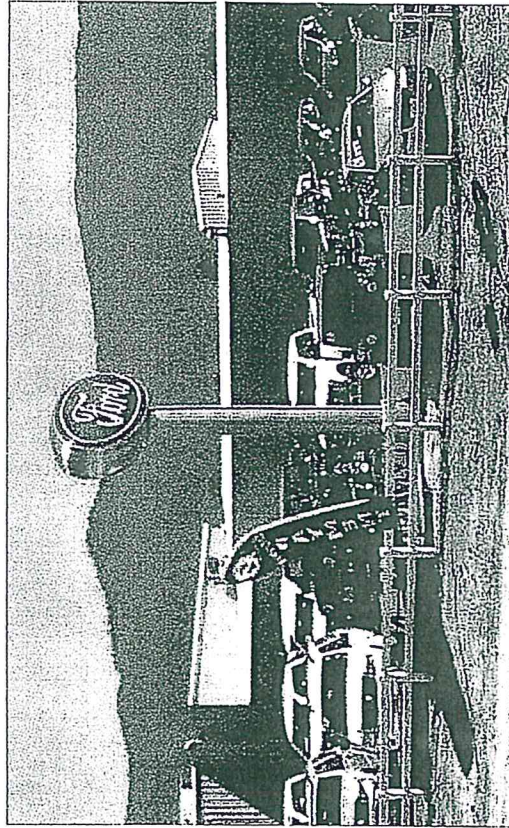
RECEIVED  
AUG 17 2020  
LASSEN COUNTY DEPARTMENT OF  
PLANNING AND BUILDING SERVICES

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE INCLUDING PROPER GROUNDING AND BONDING OF THE SIGN.

# RELOCATE EXISTING PYLON SIGN



EXISTING PYLON SIGN



**3707 ELECTRO WAY.  
REDDING, CA 96002  
(530) 223-2030  
FAX (530) 223-2060**



**SUSANVILLE FORD  
704 E. RICHMOND RD.  
SUSANVILLE, CA 96130**

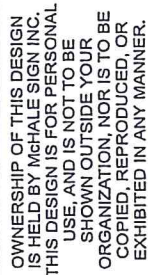
OWNERSHIP OF THIS DESIGN  
IS HELD BY McHALE SIGN INC.  
THIS DESIGN IS FOR PERSONAL  
USE, AND IS NOT TO BE  
SHOWN OUTSIDE YOUR  
ORGANIZATION NOR IS TO BE  
COPIED, REPRODUCED, OR  
EXHIBITED IN ANY MANNER.

WO# 12475

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE  
600 OF THE NATIONAL ELECTRIC CODE INCLUDING PROPER GROUNDING AND BONDING OF THE SIGN.

7/16/2020



[illegible]

WO# 12475

7/16/2020

SUSANVILLE FORD  
704 E. RICHMOND RD.  
SUSANVILLE, CA 96130

**3707 ELECTRO WAY.  
REDDING, CA 96002  
(530) 223-2030  
FAX (530) 223-2060**

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE INCLUDING PROPER GROUNDING AND BONDING OF THE SIGN.