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PLANNING COMMISSION MEETING July 2, 2019

FILE NUMBER: 2019-001
PROPERTY OWNER: Bill and Jack Ellena
TYPE OF APPLICATION: Fire Safety (502) Variance

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LASSEN COUNTY PLANNING COMMISSION
STAFF REPORT
July 2, 2019

FILE NUMBER:	2019-001
PROPERTY OWNER:	Ellena
TYPE OF APPLICATION:	Fire Safety (502) Variance
GENERAL LOCATION:	The project site is located at 464-025 U.S Highway 395, Janesville, CA 96114
ASSESSOR'S PARCEL NUMBER:	129-140-35
PROJECT SITE ZONING:	A-3 (Agricultural District)
GENERAL PLAN:	"Intensive Agriculture" per the <i>Janesville Planning Area, 1993</i> , and <i>Lassen County General Plan, 2000</i>
ENVIRONMENTAL DOCUMENT:	Exempt from CEQA pursuant to Section 15305(a) of the Guidelines
ASSIGNED STAFF:	Stefano Richichi, Associate Planner

AUTHORITY FOR APPLICATION:

Fire Safety (502) Variance Provision, Lassen County Code Section 9.16.103(d)(1)(C) et seq.

REGULATING AGENCIES:

Agency

Planning Commission
Co. Planning & Building Services

Identified Permits/Approvals

Fire Safety (502) Variance Approval
Building Permit

PROJECT DESCRIPTION: Proposed 20-foot setback for an existing (unpermitted) 2,400 square-foot steel hay barn instead of the 30-foot setback from the southeastern 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 subject parcel is approximately 61.20 acres in size.

The applicant indicates that the proposed (existing) barn is located in an area that provides fire safety conditions equal to or greater than the 30-foot setback, and further states that the proposed (existing) steel barn is enclosed on the south end, providing a fire wall to the nearest structure. In addition, the applicant states that because hay will be stored in the building in question, the hay will present much less of a fire hazard than it would if it were stored outside the building.

BACKGROUND: The property owner constructed the subject structure without a building permit. The property owner has indicated that they understood that an agricultural exemption (pursuant to Lassen County Code Section 12.04.040(b) and Board of Supervisors Resolution Number 04-028) had been approved authorizing the construction of the barn. While an agricultural exemption application was submitted, it was not approved because additional information was required (see the May 20, 2019, letter from this Department).

A second agricultural exemption application was submitted (and deemed complete) on May 8, 2019; however, action could not be taken because the barn was constructed within the required setback area. If this fire safe variance application is approved, the agricultural exemption will be re-evaluated, and it is anticipated that the exemption request would be approved at that time.

PROJECT SITE CHARACTERISTICS: The subject parcel is located at 464-025 U.S Highway 395, Janesville, CA 96114. The subject parcel is zoned A-3 (Agricultural District) and has an “Intensive Agriculture” land use designation in the *Janesville Planning Area, 1993*, and the *Lassen County General Plan, 2000*. The subject parcel is located within a FEMA “Zone X” area and is not located in a floodplain (Panel# 06035C2225D, 9/3/10), but is in a “Scenic Highway Corridor” as identified by Figure 1-4 of the *Lassen County Energy Element, 1993*.

There is no record of existing site improvements other than the 2,400-square-foot steel hay barn that is the subject of this application.

ACCESS/REQUIREMENTS: Access is from U.S. Highway 395.

SURROUNDING PROPERTY CHARACTERISTICS AND ZONING: Several subdivisions surround the subject parcel. The Subdivision Map of Granite Knoll Park, recorded on June 26, 1991, at Book 29, Page 55 of the Official Records of Lassen County, California, created the parcels to the north of the subject parcel, across U.S. Highway 395.

The parcels to the south of the subject parcel were created as part of the Official Map of Additions to Janesville Lassen County, recorded on May 5, 1913, at Book 1, Page 47 of the Official Records of Lassen County, California.

The parcel located to the southeast of the subject parcel contains a homesite. According to the applicant, said homesite is approximately 150 feet from the proposed (existing) hay barn. Potentially noteworthy uses in the project vicinity include Janesville Park, immediately northwest of the subject parcel.

	Zoning* (see notes at bottom)	Parcel Size (acres)	Land Use Designation (<i>Janesville Planning Area, 1993</i>)
Northwest/ west	I-1	10.68	“Institutional”
North	A-2-B-5-D	6.06	“Rural Residential”
Northeast	A-3	14	“Intensive Agriculture”
East	A-3	4.83	“Intensive Agriculture”
Southeast	A-3	9.75	“Intensive Agriculture”
South	A-1-D, C-G	1.06, 1.06	“Rural Residential”, “Commercial”
Southwest	A-1-D	0.18	“Commercial”

*The above zoning districts are described as follows:

I-1 (Institutional Use District)

A-2-B-5-D (Agricultural Residential District, 5-Acre Building Site Combining District, Design Combining District)

A-3 (Agricultural District)

A-1-D (General Agricultural District, Design Combining District)

C-G (General Commercial District)

GENERAL PLAN:

The following goals, policies, and implementation measures from the *Lassen County General Plan, 2000*, relate to the proposed project:

Land Use Designation:

The Intensive Agriculture designation identifies lands devoted to or having high suitability potential for the growing of crops and/or the raising of livestock on natural or improved pasture land. It requires the provision of parcel sizes large enough to support agricultural land use and production. Intensive Agriculture areas also provide a variety of open space resources including wildlife habitat and scenic resources.

This designation incorporates and generally replaces the land use term “Crop Land and Prime Grazing Land” used in the 1968 General Plan and in some area plans adopted since then. On the Land Use Map contained in this Land Use Element, areas indicated as “Intensive Agriculture” are intended to conform with areas designated in 1968 as Crop Land and Prime Grazing Land. Within certain area plans, more specific identification and designation of Intensive Agriculture areas may be made.

To the extent that residential uses are allowed, building intensity will generally not exceed .025 [dwelling units per acre]. Population density will generally average .067 [persons per acre]. Exceptions to these averages would include farm labor housing facilities.

Corresponding Zoning: “E-A”, Exclusive Agriculture District; “A-3”, Agricultural District; “U-C”, Upland Conservation District; “U-C-2”, Upland Conservation/Resource Management District.

LU40 POLICY: The County recognizes and has generally assigned General Plan land use designations for lands having high agricultural resource value as “Intensive Agriculture” or “Crop Land and Prime Grazing Land”...

Implementation Measure LU-X: Land designated “Intensive Agriculture” in the Land Use Element shall be zoned “E-A” Exclusive Agriculture District, “A-3” Agricultural District, “U-C” Upland Conservation District, or “U-C-2” Upland Conservation/Resource Management District.

Fire Safety Variance:

GOAL N-10: Manage wildfire for the protection of life, property and natural resources.

NR30 POLICY: The County supports programs for vegetation management to reduce the probability and potential severity of wildfires, provided that due consideration is given to related site-specific resource issues including protection of wildlife habitat and visual impacts in highway corridors.

Scenic Highway Corridor:

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 Measures:

NR-U: The County shall adopt policies to minimize adverse impacts which will significantly deteriorate the scenic qualities of visually sensitive areas.

NR-V: Areas designated and zoned for development in scenic corridors shall be zoned as “Design Combining Districts” or otherwise regulated to require review and management by the County of the visual impacts of proposed development.

LASSEN COUNTY CODE:**Fire Safety Variance Process:**

Lassen County Code Chapter 9.16.103(d)(1)(C) et seq. establish the regulations regarding the fire safety (502) variance process. Said subsections limit the lead agency’s review of a fire safety (502) variance to fire safety considerations related to people and property on the project site and vicinity.

According to Section 9.16.103(d)(1)(C)(iii), the Department of Planning and Building Services must forward fire safety (502) variance applications to “the appropriate fire protection agency and the county fire warden for review and recommendation” upon accepting an application as complete. Within 60 days of receipt of the recommendation of the appropriate fire protection agency (in this case, the Janesville Fire Protection District) and the county fire warden, the variance application must be scheduled for public hearing before the Planning Commission. Please see the letter to CAL FIRE Lassen Modoc Plumas Unit Fire Captain Specialist Silas Rojas (who represents the Lassen County Fire Warden’s Office) and Janesville Fire Protection District (FPD) Fire Chief Joel Ehrlich dated May 31, 2019, and the related response from CAL FIRE only dated June 13, 2019, (the Janesville FPD did not respond) for more information (as well as its summary below).

Recommendation from CAL FIRE/County Fire Warden:

In his letter dated June 13, 2019, CAL FIRE Lassen-Modoc Unit Battalion Chief Chris Christopherson states, “After observing the proposed site and reviewing the associated site plan, CAL FIRE/Lassen County Fire Warden supports a variance be granted for the constructed 2,400-square-foot steel hay barn approximately 20 feet from the southeastern property line.”

Mr. Christopherson states that contributing factors to his recommendation include the fact that the proposed barn is constructed of steel (which is a non-combustible material) and that the driveway

adjoining the subject parcel on the southeastern property line “acts as an additional separation from flammable vegetation,” presumably for the house near that property line.

Additionally, Mr. Christopherson notes that the subject parcel is in a “Moderate” Hazard Fire Severity Zone. This is as opposed to a “High” or “Very High” Fire Hazard Severity Zone. The fire hazard severity zone classification is “based on a combination of how a fire will behave and the probability of flames and embers threatening buildings.”¹ This in turn is based on factors such as “fuel, slope, and fire weather.” Fire hazard severity zones do not take into account modifications such as fuel reduction efforts.

Mr. Christopherson also notes that the project site is in a “State Responsibility Area” (SRA), meaning that the State of California has financial responsibility for fire and fire protection. Normally, the California Department of Forestry and Fire Protection (Cal Fire) provides fire protection on behalf of the State of California in SRAs, although in this case fire protection for the subject parcel is also under the jurisdiction of the Janesville Fire Protection District. The “Moderate” Fire Hazard Severity Zone is the least hazardous classification in an SRA.

Required Findings:

In order to approve a fire safety (502) variance application, the Planning Commission must make findings of fact showing that the qualifications under subsection 9.16.103(d)(1)(C)(ii) have been met, and whether the variance is in harmony with the general purposes of Lassen County Code Chapter 9.16. The required findings are as follows:

1. 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 the chapter; 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. For example, flammable vegetation has been modified by streets, pavement, lawns, landscaping, etc.; or non-flammable building materials will be used in construction; and
2. The granting of the waiver, including consideration of any measures incorporated from subsection 9.16.103(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.

According to Lassen County Code Section 9.16.103(d)(1)(C)(vii), “a variance approved pursuant to this subsection shall not authorize any variance from any other fire, zoning or building codes applicable to the proposed project.”

Appeal:

Any affected party not satisfied with the decision may appeal to the board of supervisors within ten days of the Planning Commission’s action. Such an appeal shall be submitted in writing to the county clerk, along with the appropriate fee established by the board of supervisors for appeals, and shall detail the

¹ California Department of Forestry and Fire Protection (Cal Fire). *Frequently Asked Questions: Questions About Fire Hazard Severity Zones*. Online at: http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland_faqs. Site visited June 18, 2019.

basis for the appeal. Whenever possible, the board shall hold a public hearing on the appeal within sixty days of receipt by the clerk. Notice of the hearing shall be provided in the manner prescribed in Lassen County Code Section 9.16.103(d)(1)(C)(iv).

ENVIRONMENTAL DOCUMENT:

The Environmental Review Officer of Lassen County has determined that this proposal is exempt from the California Environmental Quality Act (CEQA) under Section 15305(a) of the 2019 CEQA Guidelines. Said section exempts minor alterations in land use limitations including side yard setback variances not resulting in the creation of any new parcel.

RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION APPROVING
FIRE SAFETY (502) VARIANCE APPLICATION # 2019-001, ELLENA

WHEREAS, the Planning Commission of Lassen County, after due notice and a public hearing conducted July 2, 2019, has considered Fire Safety (502) Variance Application #2019-001, filed by Bill and Jack Ellena, to allow for the construction of 2,400-square-foot steel hay barn approximately 20 feet from the southeastern property line (resulting in a 10-foot reduction in the required side yard setback) of the property located at 464-025 U.S. Highway 395, Janesville, CA 96114 (APN: 129-140-35); 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

WHEREAS, the County Fire Warden has recommended that the Planning Commission approve Fire Safety Variance #2019-001 because the hay barn in question is built from steel, a non-combustible material, and the driveway to the adjoining parcel acts as an additional separation from flammable vegetation.

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 *Janesville Planning Area, 1993*, the *Lassen County General Plan, 2000*, 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. Specifically, the hay barn in question is built from steel, a non-combustible material, and the driveway to the adjoining parcel acts as an additional separation from flammable vegetation.
 - 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 southeastern property line meets the 20-foot setback development standard for farm outbuildings in the A-3 (Agricultural District) zoning district found at Lassen County Code Section 18.20.050(2)(B).
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 #2019-001, 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 2nd day of July 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 #2019-001

1. The proposed structure shall not be located closer than 20 feet from the southeastern property line as proposed in the fire safety (502) variance application, and shall meet all other applicable setback requirements.
2. 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.
3. The applicant shall secure an agricultural exemption from the requirement that a building permit be obtained. If for any reason an exemption is not approved, the applicant shall secure a building permit and pass all required inspections.



County of Lassen
Department of Planning and Building Services

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

May 20, 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

Bill Ellena
470-290 Wingfield Road
Susanville, CA 96130

Zoning & Building
Inspection Requests
Phone: 530 257-5263

Jack D. Jr. and Jody M. Ellena
Trustees of the 2018 Jack and Jody Ellena Family Trust
P.O. Box 610
Susanville, CA 96130

Subject: Unpermitted Structure at 464-025 U.S. Highway 395 (APN 129-140-35)

It has come to this Department's attention that you have constructed an unpermitted structure at the above address. As you may know, Mr. Bill Ellena submitted an application for a building permit exemption for an agricultural building to this Department on August 8, 2018, but said building permit exemption was not granted in part because he did not submit a plot plan (showing your building met all required setbacks) at that time. Associate Planner Stefano Richichi called Mr. Bill Ellena on August 22, 2018, and asked him to submit a plot plan (showing the location of your proposed building relative to your property lines and any other improvements) to accompany the above application, as well as to demonstrate his authority to submit an application on behalf of the property owners. In said conversation, Mr. Bill Ellena stated that he did have such authority to apply, and that he would also submit the required plot plan.

This Department did not hear from Mr. Bill Ellena until he and Mr. Jack Ellena submitted another application for a building permit exemption for an agricultural building to this Department on May 8, 2019, which also did not include the required plot plan. This Department finally received the required plot plan on May 17, 2019.

Said plot plan shows that your (mostly-constructed) building is not set back at least 30 feet from all property lines as required by Lassen County Code Section 9.16.103(d)(1)(A). Instead the plot plan shows that the structure is set back 20 feet. This distance was confirmed by the Lassen County Surveyor on May 17, 2019. As such, pursuant to Lassen County Code Section 9.16.103(d)(1)(C), you must either secure a variance from the fire safety ordinance for a reduced setback or remove the structure from its current location. The Lassen County Planning Commission has the authority to approve or deny your fire safety variance request. Please see said fire safety variance application attached with this letter. If you do not submit said fire safety variance application by June 7, 2019, this Department will be forced to initiate the code enforcement process on your property.

Your applications for a building permit exemption for an agricultural building are disapproved, as determined by the Lassen County Building Official because the structure is currently in the required setback. In accordance with Lassen County Code Chapter 12.22, you may appeal the Building

Official's decision to the Board of Appeals. Your written appeal must be submitted to the Building Official at the address on the letterhead within ten days of this letter.

Please contact this Department at (530) 251-8269 or if you have any questions.

Sincerely,



Maurice L. Anderson, Director
Acting Building Official

MLA:smr

Enclosure: Fire Safety Variance Application
 Lassen County Code Section 9.16.103
 Lassen County Code Chapter 18.20
 Lassen County Code Chapter 12.22

cc: Juan Jimenez, President, Crazy J's Concrete, Inc.
 Lassen County Fire Warden
 Janesville Fire Protection District

s/pla/admin/files/1401/2019/129-140-35 Ellena



County of Lassen
Department of Planning and Building Services

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

May 31, 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

Silas Rojas
CAL FIRE, Lassen County Fire Warden's Office
697-345 State Route 36
Susanville, CA 96130

Zoning & Building
Inspection Requests
Phone: 530 257-5263

Joel Ehrlich, Fire Chief
Janesville Fire Protection District
P.O. Box 40
Janesville, CA 96114

RE: Fire Safety (502) Variance #2019-001, Ellena

Dear Sirs:

This letter follows our May 30, 2019, letter which incorrectly stated that the Planning Commission will meet on July 3, 2019, for this project. The Planning Commission will actually meet on July 2, 2019, the regular meeting date on the first Tuesday of the month. Other than correcting the date, this letter has the same information as our May 30, 2019, letter.

Our Department has received a Fire Safety (502) Variance Application for the property located at 464-025 U.S. Highway 395, Janesville, CA 96114, and requests your comment. The subject parcel is approximately 61.20 acres in size; therefore, buildings proposed on said parcel are subject to the 30-foot setback requirement as per Ordinance 502, codified at Lassen County Code Section 9.16.103(d)(1)(A).

Specifically, the applicant has constructed a 2,400-square-foot steel hay barn approximately 20 feet from the southeastern property line (resulting in a 10-foot reduction in the required side yard setback). The hay barn is open on three sides. Please see the attached plot plan and related documents for more information.

Your expertise provides valuable insight to both the Planning Commission and our Department. Please provide written comment to this Department in regard to this application by June 14, 2019, so that this application may be presented to the Planning Commission at its July 2, 2019 meeting. If this fire safety variance application is ultimately approved, the applicants will receive an exemption from the requirement to secure a building permit for their agricultural building, as authorized by Board of Supervisors Resolution 04-028.

Please contact Associate Planner Stefano Richichi at (530) 251-8269 or srichichi@co.lassen.ca.us if you have further questions.

Sincerely,

Maurice L. Anderson

Director

MLA:smr

Enclosures: Fire Safety (502) Variance #2019-001, Ellena
Vicinity Map

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION**

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



June 13, 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 #2019-001, Ellena

Findings:

1. The parcel is located within the Janesville 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).

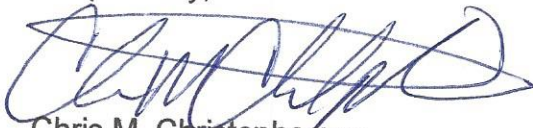
Conditions:

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 constructed 2,400-square-foot steel hay barn approximately 20 feet from the southeastern property line.

3. Additional contributing factors of this decision include.

- a. The hay barn is constructed of all steel non-combustible material.
- b. The driveway access to the adjoining parcel on the southeastern property line acts as an additional separation from flammable vegetation.

Respectfully,

A handwritten signature in blue ink, appearing to read "Chris M. Christopherson", written over a horizontal line.

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

Fire Safety (502) Variance #2019-001,
Ellena



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

RECEIVED

MAY 24 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.

VA502 2019-001

Property-Owner Name: Bill Ellena / Jack Ellena Jr.
Mailing Address: 470-290 Wing Field City Susanville State CA Zip 96130
Contact Phone: 530-251-3218 FAX: 251-5841 Email: bnjellena@citilink.net
Property Address: 4164-025 Hwy US 395 APN 129-140-35
Subdivision Name: _____ Block #: _____ Lot#: _____
Assessor's Parcel Number(s): 129-140-35 Zoning: Ag

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

Alfalfa Field, no buildings, one conex container on
site. Piping for field watering stored.
Hay stacks on site during harvesting, and
after.

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

Approx. 150' to 131d.
Same ownership Shared. Home site, 3 car garage
several hundred ft. away. Mostly open field
little vegetation.

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

A. To preserve valuable crop land.

B. Preserve hay in a Red Iron steel structured hay barn.

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

will have less Covered hay (dry) much less a fire hazard. This barn is steel and closed at the south west end.

- 5(a) ☒ My project is located in an area that provides fire safety conditions equal to or greater than the 30-foot setback; or Steel Barn enclosed South end providing fire wall to nearest structure.
☐ I have incorporated measures into the project that provide fire safety equal to or greater than the 30-foot setback

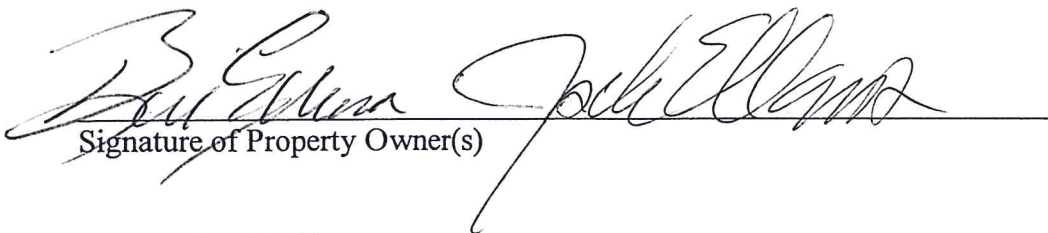
5(b) Provide evidence supporting #5(a) above (e.g., photographs of site and adjoining properties, description of measures incorporated into project, etc.)

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)

5-23-19
Date

RECEIVED

Lassen County Department of
Planning and Building Services

Reviewed By: _____
Planning Division
By KM
Date 5/24/19

