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PLANNING COMMISSION MEETING August 1, 2018

FILE NUMBER: 2018-006
PROPERTY OWNER: Norm Clover
TYPE OF APPLICATION: Use Permit

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LASSEN COUNTY PLANNING COMMISSION
STAFF REPORT
August 1, 2018

FILE NUMBER:	Use Permit #2018-006
APPLICANT:	Norm Clover
TYPE OF APPLICATION:	Use Permit
GENERAL LOCATION:	U.S. Highway 395 South and Janesville Main Street in Janesville CA.
ASSESSOR'S PARCEL NUMBER:	129-660-21
PROJECT SITE ZONING:	C-2-D (General Commercial, Design Combining District)
GENERAL PLAN:	"Commercial" in the <i>Lassen County General Plan, 2000</i> and the <i>Janesville Planning Area Amendments of 1993</i> .
ENVIRONMENTAL DOCUMENT:	Exempt from CEQA pursuant to Section 15061(b) (3) of the CEQA Guidelines
ASSIGNED STAFF:	Kelly Mumper, Assistant Planner

AUTHORITY FOR APPLICATION:

Lassen County Code Section 18.38.030 et seq. provides authority for submittal of a use permit application.

REGULATING AGENCIES:

<u>Agency</u>	<u>Identified Permits/Approvals</u>
Planning Commission	Use Permit Approval
Planning and Building Services	Building Permit
Environmental Health Dept.	Septic and Well Permits

PROJECT DESCRIPTION: Proposal to place up to 12 temporary storage buildings to be displayed for offsite sale. The placement of storage buildings requires a Use permit pursuant to the following section of the Lassen County Code:

18.38.030 Uses allowed by use permit.

... (1) Bottling works, carpenter shops, contractors' yards, lumberyards, plumbing shops, welding shops, and other uses of a similar character;

On February, 5, 2018, the Planning Director made a determination that the above referenced use is of similar character to uses that are allowed by use permit.

As stated above, the storage units are temporary and will be on skids. There will be no foundations and, by condition, the units will be removed upon termination of the use.

PROJECT SITE CHARACTERISTICS: The parcel is located on the frontage of U.S. Highway 395 South and Janesville Main Street in Janesville CA, 96114. The parcel zoned C-2-D (General Commercial, Design Combining District) and has a land use designation of “Commercial” in the *Janesville Planning Area Amendments of 1993*, and the *Lassen County General Plan, 2000*. Existing improvements on the parcel include a well, septic system, and the remnants of a manufactured home foundation that was demolished. The subject parcel is not within the 100-year flood zone as described by the Federal Emergency Management Agency. Vegetation on site consists of sagebrush, and bitterbrush.

ACCESS/REQUIREMENTS: Access is by way of Conrad Road. The Department of Public Works recommended conditions as detailed in the conditions of approval of the approving resolution.

SURROUNDING PROPERTY CHARACTERISTICS AND ZONING: Parcels in the immediate vicinity consist of unimproved land owned by a private land owners.

	Zoning	Parcel Size (acres)	Land Use Designation (<i>Janesville Planning Area Amendments, 1993</i>)
North	A-2-B-4**	4.8	“Rural Residential”
Northeast	C-2-D*	0.6	“ Commercial”
East	A-2-B-19***	20	“ Rural Residential”
Southeast	C-2-D	19	“ Commercial”
South	C-2-D	1.6	“Commercial”
West	A-2-B-4	4.8	“Rural Residential”

C-2-D* (General Commercial, Design Combining District)
A-2-B-4** (Agricultural Residential, 4 Acre Building Site Combining District)
A-2-B-19*** (Agricultural Residential, 19 Acre Building Site Combining District)

GENERAL PLAN: The subject parcel’s land use designation is “Commercial” in the *Lassen County General Plan, 2000* and the *Janesville Planning Area Amendments of 1993*.

The *Lassen County General Plan, 2000*, states following in regards to the Commercial designation:

“A ‘Commercial’ designation indicates areas identified as appropriate for general commercial land uses. These may range from retail, service, lodging, and light commercial uses which maybe allowed "by right" to heavier commercial operations which may verge on being considered "industrial" in character.”

The *Lassen County General Plan, 2000* also states the following in regard to Commercial Development:

“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.”

“As recreation and touring traffic builds up on the highways of Lassen County, there will be mounting pressure for commercial uses to serve the motorist at scattered locations throughout the County. The assumption is made in the Plan that these will be successfully accommodated so that automobile oriented commercial uses will be located in existing communities or carefully selected points outside the communities. When allowed, the County may want to further regulate the design of dispersed commercial sites to further promote the compatibility of such uses and to minimize their visual impact on the surrounding areas, especially within scenic corridors.”

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.”

LU-29 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.

LOCAL GOVERNMENTAL SERVICES:

- The subject parcel is in Tax Rate Area 062006; as such, fire protection service is provided by Janesville Fire Protection District.
- Police protection is provided by the Lassen County Sheriff’s Department

LASSEN COUNTY CODE: The attached Technical Advisory Committee memorandum contains findings and discussion regarding pertinent to Lassen County Code. Lassen County Code Section 18.112.035 et seq. grants the Planning Commission the authority to approve, conditionally approve, or deny use permit applications in accordance with the findings set forth at Lassen County Code Section 18.112.100, found below:

18.112.035 Planning commission review of applications.

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

18.112.100 Mandatory findings.

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

(1) That the project will or will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or to the general welfare.

(2) That the project is or is not consistent with the Lassen County general plan, or any applicable area plan or resource plan adopted as part of the general plan. (Ord. 467-H § 2, 1991).

ENVIRONMENTAL DOCUMENT: The Environmental Review Officer of Lassen County has determined that this proposal is exempt from the California Environmental Quality Act (CEQA) review under Section 15061(b) (3) of the CEQA Guidelines. See the attached Memorandum to the Technical Advisory Committee, dated July 5, 2018, for further discussion.

FINDINGS and/or RECOMMENDATIONS BY TAC: The Technical Advisory Committee (TAC) met on July 5, 2018, and has developed recommended findings and conditions for consideration by the Planning Commission. The recommended findings and conditions can be found in the memos to the TAC and are incorporated by inclusion in this staff report. The recommended conditions of approval can also be found in Exhibit “A” of the attached draft approving resolution.

DISCUSSION: Subsequent to the meeting of the Technical Advisory Committee, the Department formulated the following additional conditions of approval:

- The applicant shall secure a building permit for any storage building that is over 120 square feet, if required.
- The storage units shall not be used for occupation, storage, or any other use besides display for sale while located on the project site.
- The applicant, contractor, and or anyone who purchases a storage building from this facility is responsible for securing all required building permits and design approval prior to placement of any unit on another property, regardless of whether said storage building is coming from the project site or from another location.

In an email dated July 26, 2018, (attached) the applicant stated that inventory will not cycle off the lot more than 2 times per month as the majority of the storage units sold will be assembled in Fallon, NV and shipped to Lassen County destinations.

CORRESPONDENCE: Caltrans District 2 provided correspondence in an email dated June 7, 2018, (attached) regarding highway right of way, storm water treatment, and signage.

TECHNICAL ADVISORY COMMITTEE
RECOMMENDED FINDINGS AND CONDITIONS
July 5, 2018
2018-006 (Norm Clover)

Subdivisions, Parcel Maps, Lot Line Adjustments. Conditional Certificate of Compliance, Notice's of Violation:

- ☒ County Planning Director
- ☐ County Fire Warden (not present)
- ☐ County Surveyor (present, no conditions)
- ☒ County Sanitarian
- ☒ County Public Works Director
- ☐ County Assessor (present, no conditions)



County of Lassen
Department of Planning and Building Services

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

July 5, 2018

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: July 5, 2018

FROM: Maurice L. Anderson, Director

Zoning & Building
Inspection Requests
Phone: 530 257-5263

MMA for:

RE: **USE PERMIT #2018-006, Norm Clover.** The applicant is proposing the placement of 12 temporary storage buildings to be displayed for offsite sale. The parcel zoned C-2-D (General Commercial, Design Combining District) and has a land use designation of "Commercial" in the *Janesville Planning Area Amendments of 1993*, and the *Lassen County General Plan, 2000*. The proposed project is exempt from the California Environmental Quality Act CEQA pursuant to section 15061(b) (3) of the guidelines. The parcel is located on the frontage of U.S. Highway 395 South and Janesville Main Street in Janesville CA, 96114. APN: 129-660-21. Staff Contact: Kelly Mumper, Assistant Planner.

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

1. The Lassen County Surveyor has indicated that APN 129-660-21 consists of a single legally created parcel.
2. The project site is zoned C-2-D (General Commercial, Design Combining District) and has a "Commercial" land use designation in the *Janesville Planning Area Amendments, 1993*, and the *Lassen County General Plan, 2000*.
3. The proposed project is consistent with the land use designation and zoning.
4. Proposal for the placement of 12 temporary storage buildings to be displayed for offsite sale.
5. The proposed project does not propose any permanent structures or ground disturbance.
6. Existing improvements on the parcel include a well, septic system, and the remnants of a manufactured home foundation that was demolished.
7. Access is by way of Cutoff Road and Conrad Lane.
8. The project site is located within a FEMA "Zone X" area and are not located in an identified floodplain (Panel #06035C2225D, 9/3/10). Site vegetation includes small understory grasses, sagebrush, and a few mature trees.
9. Lassen County Code Chapter 18.112 et seq. establishes the regulations regarding approval of Use Permits.

10. Noncompliance with any of the use permit conditions will constitute grounds for revocation of the use permit (pursuant to LCC §18.112.060).
11. Pursuant to Section 15061(b) (3) of the California Environmental Quality Act Guidelines, the Lassen County Environmental Review Officer has determined that the project is exempt from CEQA because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.
12. Section 15300.2 of the CEQA Guidelines names special cases in which categorical CEQA exemptions do not apply, called “exceptions”; although Section 15061(b) (3) of the CEQA Guidelines is not recognized as a categorical exemption in the Guidelines, these exceptions are generally good indicators of cases in which extraordinary circumstances may warrant significant effects upon the environment and necessitate further environmental review. What follows is a verbatim list of “exceptions” as found in the Guidelines (in italics) with a corresponding bullet point that explains why the concerns implicit to that particular exception do not apply to the proposed parcel map application:
 - (a) *Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located—a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*
 - The proposed project is not located in an area that is particularly sensitive to the environment and will not impact an environmental resource of hazardous or critical concern as officially recognized by federal, state, or local law.
 - (b) *Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*
 - The proposed project is not a successive project of the same type in the same place, over time.
 - (c) *Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*
 - There are no unusual circumstances pertinent to the proposed project that will warrant a significant effect on the environment.
 - (d) *Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock*

outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adoptive negative declaration or certified EIR.

- The proposed project is not within an officially designated state scenic highway or captured by the *Lassen County Energy Element, 1993*, and therefore will not cause damage to scenic resources.

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

- The proposed project is not located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

- The proposed project will not cause a substantial adverse change in the significance of any historical resources, as there have been none identified at this time, in the immediate area of the project site.

13. The Environmental Review Officer also finds that there are no extraordinary circumstances which would preclude the use of Section 15061(b) (3) of the CEQA Guidelines as an exemption.

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

1. In the event that any archaeological or cultural resources are discovered during construction or any ground disturbing activities in association with this project, such work is to be halted in the immediate area of the discovery until a qualified archaeologist, who shall be retained at the project proponent's expense, is consulted to assess the find's significance and recommend appropriate mitigation measures. The project proponent shall implement any mitigation measures identified to reduce impacts to cultural resources to a less than significant level.
2. The Use Permit, if granted, is for the specific use as approved by the Planning Commission. Substantial revisions and/or expansions of the project will require either a new Use Permit, or amendments to the existing, both of which are subject to the approval of the Planning Commission.
3. If for any reason, the business ceases operation, the storage units shall be removed from the subject parcel within 60 days.



County of Lassen
Department of Planning and Building Services

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

June 25, 2018

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: July 5, 2018

FROM: Don Willis, Lassen County Surveyor

Zoning & Building
Inspection Requests
Phone: 530 257-5263

SUBJECT: Use Permit No. 2018-006 – Norm Clover (Lassen County Land, LLC, a Series of Clover Land & Investment Company, LLC)
Assessor's Parcel Number: 129-660-21.

LASSEN COUNTY SURVEYOR FINDS AS FOLLOWS:

1. The subject parcel is currently owned by Lassen County Land, LLC, a Series of Clover Land & Investment Company, LLC, as shown at a Quitclaim Deed recorded on February 17, 2010 as Document Number 2010-00768 of the Official Records of Lassen County, California. This parcel is further known as Assessor's Parcel Number 129-660-21 and is located in a portion of Section 5, Township 28 North, Range 13 East, Mount Diablo Base and Meridian.
2. Multiple permits for development were issued in 1979 by the Lassen County Building Department for Assessor's Parcel Number 129-660-21, which was formerly known as Assessor's Parcel Number 129-520-50. This constitutes "real property which has been approved for development" per Section 66499.34 of the California Subdivision Map Act and would allow the owner of the real property to request a Certificate of Compliance for the parcel from the local agency.
3. The subject parcel abuts U.S. Highway 395 along its Easterly boundary however no abutter's access rights are allowed from said U.S. Highway 395. These rights were relinquished to the State of California per Grant Deeds recorded at Book 133, Page 71 and Book 152, Page 426, both of the Official Records of Lassen County. The subject parcel also abuts Janesville Main Street, County Road Number 235, along its Southerly boundary and Conrad Lane, County Road Number 250, along its Westerly boundary. Access to the subject parcel is proposed to be from said Conrad Lane which is in the County maintained road system.

**LASSEN COUNTY SURVEYOR RECOMMENDS THE FOLLOWING CONDITIONS FOR
USE PERMIT NO. 2018-006 (LASSEN COUNTY LAND, LLC, A SERIES OF CLOVER LAND
& INVESTMENT COMPANY, LLC):**

1. None.

Respectfully submitted,

A handwritten signature in cursive script that reads "Don Willis".

Don Willis, L.S. 7742
Lassen County Surveyor

DEPARTMENT of PUBLIC WORKS

County of Lassen



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


707 Nevada Street, Suite 4
Susanville, CA 96130

☎ 530) 251-8288
FAX: (530) 251-2675

TAC
2018/209

June 29, 2018

TO: County Planning and Building Services

FROM: Larry Millar 
Department of Public Works, Road Department

SUBJECT: Use Permit 2018-006, Norm Clover
Technical Advisory Meeting, July 5, 2018

FINDINGS: Parcel is located between State Highway 395, Janesville Main Street (County Road 235), and Conrad Lane (County Road 250). Both Janesville Main Street and Conrad Lane are within the County Maintained Road System. Access is being proposed from Conrad Lane, County Road 250.

CONDITIONS:

- 1) No access from Janesville Main Street.
- 2) Obtain an encroachment permit from the Lassen County Public Works/Road Division for access/improvements off Conrad Lane, County Road 250 prior to any development.



LASSEN COUNTY

Health and Social Services Department

July 3, 2018

TO: Technical Advisory Committee

FROM: Adrienne Walker, R.E.H.S.
Lassen County Environmental Health Department

RE: Health Department Findings
Use Permit #2018-006

SANITARY SEWAGE DISPOSAL:

The Health Department has determined that prior to construction the applicant must either barricade around the septic tank or abandon it under permit.

WATER SUPPLY AVAILABILITY:

A well is located on the parcel. Per Lassen County, code states 7.28.130:

A. The owner of an abandoned well must within thirty days, destroy it in accordance with the standards contained in Section 7.28.100 of this chapter.

B. The owner of a well, the use of which has been or is soon to be discontinued must apply to the county, in writing, declaring his intention to use the well again for its original or other approved purpose. The county shall review such a declaration and grant an exemption from the requirement that it be destroyed; provided, no undue hazard to health or safety is created by the continued existence of the well. Such an exemption must be applied for every five years and may be terminated for cause by Lassen County at any time. (Ord. 488-A & 2 (part), 1988; Ord. 488 & (part), 1988).

- ☐ **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

RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION APPROVING USE PERMIT APPLICATION# 2018-006, NORM CLOVER.

WHEREAS, the Planning Commission of Lassen County, after due notice and public hearing conducted August 1, 2018, has considered Use Permit application #2018-006, Norm Clover, to approve the placement of 12 temporary storage buildings to be displayed for offsite sale. The parcel is zoned C-2-D (General Commercial, Design Combining District) and has a land use designation of “Commercial” in the *Janesville Planning Area Amendments of 1993*, and the *Lassen County General Plan, 2000*. The parcel is located on the frontage of U.S. Highway 395 South and Janesville Main Street in Janesville CA, 96114. APN: 129-660-21; and

WHEREAS, the project site’s zoning allows the proposed use after securing a use permit pursuant to Section 18.38.030 of the Lassen County Code; and

WHEREAS, the Use Permit application, if approved, would allow the placement of 12 temporary storage buildings to be displayed for offsite sale; and

WHEREAS, the Environmental Review Officer of Lassen County has determined that Use Permit #2018-006, Norm Clover, qualifies for exemption, pursuant to Section 15061(b) (3) of the California Environmental Quality Act Guidelines.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Planning Commission finds as follows:
 - a. The proposed project, as conditioned, is consistent with the *Janesville Planning Area Amendments of 1993*, and *Lassen County General Plan, 2000*.
 - b. The proposed project meets all of the area requirements for lot width and setbacks required by Lassen County Code (§18.38).
 - c. That the project, as conditioned, will not be detrimental to the health, welfare, safety, peace, morals, comfort and general welfare of persons working in the neighborhood, of said project, nor be detrimental or injurious to property and improvements in the neighborhood.
3. The Planning Commission hereby adopts the findings and recommendations in the memorandum to the Technical Advisory Committee for the July 5, 2018, meeting, and included in the August 1, 2018, Planning Commission packet.

Resolution No. _____

4. The storage units are temporary and will be on non-permanent skids and presented for display purposes only, not use.
5. The Planning Commission hereby concurs with the Environmental Review Officer that the project qualifies for an exemption, pursuant to Section 15061(b) (3) of the California Environmental Quality Act Guidelines.
6. The Planning Commission hereby approves Use Permit application #2018-006, Norm Clover, subject to the conditions of approval attached hereto as "Exhibit A".

PASSED AND ADOPTED on August 1, 2018, at a regular meeting of the Planning Commission, County of Lassen, State of California by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

Chairman
Lassen County Planning Commission

ATTEST:

Maurice L. Anderson, Secretary
Lassen County Planning Commission

“EXHIBIT A”

CONDITIONS OF APPROVAL
Use Permit #2018-006, Norm Clover

1. In the event that any archaeological or cultural resources are discovered during construction or any ground disturbing activities in association with this project, such work is to be halted in the immediate area of the discovery until a qualified archaeologist, who shall be retained at the project proponent's expense, is consulted to assess the find's significance and recommend appropriate mitigation measures. The project proponent shall implement any mitigation measures identified to reduce impacts to cultural resources to a less than significant level.
2. The Use Permit, if granted, is for the specific use as approved by the Planning Commission. Substantial revisions and/or expansions of the project will require either a new Use Permit, or amendments to the existing, both of which are subject to the approval of the Planning Commission.
3. If for any reason, the business ceases operation, the storage units shall be removed from the subject parcel within 60 days.
4. Noncompliance with any of the use permit conditions will constitute grounds for revocation of the use permit (pursuant to LCC §18.112.060).
5. Any permanent structures or ground disturbance proposed will require an amended or new Use Permit.
6. Any proposed signage will be subject to the provisions found in Lassen County Code Section 18.106.020 (7) (A) (ii) (iii).
7. For uncovered parking areas with sixteen or more spaces, the minimum landscaping required shall be one tree, within the parking area, of a species suited to the area climate zone for every eight parking spaces to provide shade and visual diversity. Additional landscaping may be required in areas abutting public roads on a case-by-case basis (pursuant to LCC §18.38.110).
8. Highway right of way (ROW) fence shall remain intact and the sheds shall not occupy the State ROW.
9. Sediment laden storm water from this property shall not be allowed to leave the site onto the highway ROW.
10. Appurtenant signs should not be distracting to the traveling public and will be subject to Design Review from this department.
11. No access from Janesville Main Street shall be proposed.

Resolution No. _____

12. The applicant shall obtain an encroachment permit from the Lassen County Public Works/Road Division for access/improvements off Conrad Lane, County Road 250, prior to any development.
13. The owner of the abandoned well must within thirty days, destroy with the standards contained in Section 7.28.100 of this chapter.
14. The owner of a well, the use of which has been or is soon to be discontinued must apply to the county, in writing, declaring his intention to use the well again for its original or other approved use. The county shall review such a declaration and grant an exemption from the requirement that it be destroyed; provided, no undue hazard to health or safety is created by the continued existence of the well. Such an exemption must be applied for every five years and may be terminated for cause by Lassen County at any time. (Ord. 488-A & 2 (part), 1988; Ord. 488 & (part), 1988).
15. The applicant shall secure a building permit for any storage building that is over 120 square feet, if required.
16. The storage units shall not be used for occupation, storage, or any other use besides display for sale while located on the project site.
17. The applicant, contractor, and or anyone who purchases a storage building from this facility is responsible for securing all required building permits and design approval prior to placement of any unit on another property, regardless of whether said storage building is coming from the project site or from another location.

RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION DISSAPPROVING
USE PERMIT APPLICATION# 2018-006, NORM CLOVER.

WHEREAS, the Planning Commission of Lassen County, after due notice and public hearing conducted August 1, 2018, has considered Use Permit application #2018-006, Norm Clover, to approve the placement of 12 temporary storage buildings to be displayed for offsite sale. The parcel is zoned C-2-D (General Commercial, Design Combining District) and has a land use designation of “Commercial” in the *Janesville Planning Area Amendments of 1993*, and the *Lassen County General Plan, 2000*. The parcel is located on the frontage of U.S. Highway 395 South and Janesville Main Street in Janesville CA, 96114. APN: 129-660-21; and

WHEREAS, the project site’s zoning allows the proposed use by first securing a use permit pursuant to Section 18.38.030 of the Lassen County Code; and

WHEREAS, the Use Permit application, if approved, would allow the placement of 12 temporary storage buildings to be displayed for offsite sale; and

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Planning Commission finds as follows:
 - a) The proposed project is inconsistent with the *Janesville Planning Area Amendments of 1993* and *Lassen County General Plan, 2000*.
 - b) The project would be detrimental to the health, welfare, safety, peace, morals, comfort, and general welfare of persons living in the neighborhood of said project.
3. Projects disapproved by the Planning Commission are not subject to the California Environmental Quality Act Guidelines pursuant to Section 15270 of the CEQA Guidelines.
4. The Planning Commission hereby disapproves Use Permit application #2018-006, Norm Clover.

Resolution No. _____

PASSED AND ADOPTED on August 1, 2018, at a regular meeting of the Planning Commission, County of Lassen, State of California by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

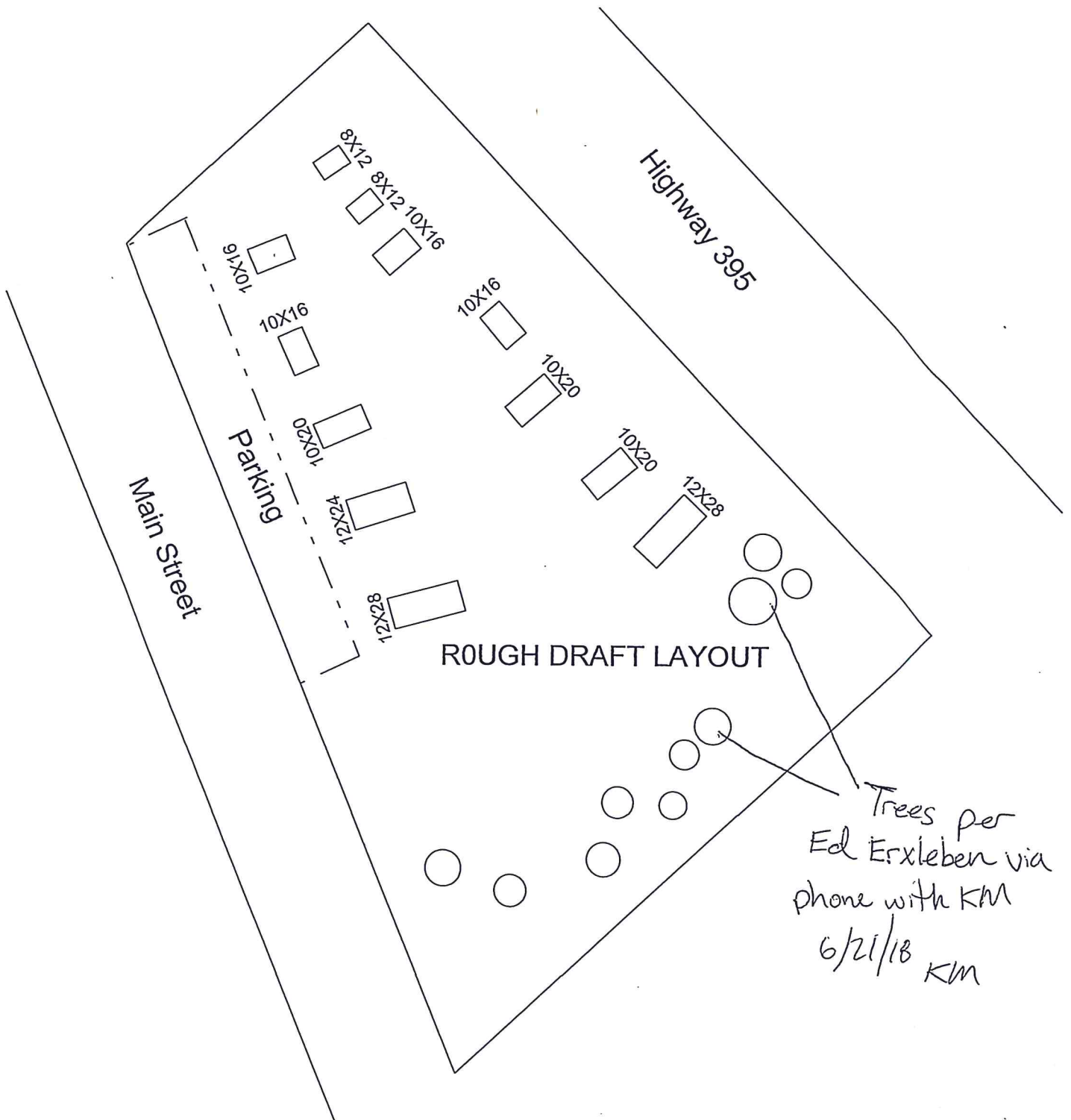
Chairman
Lassen County Planning Commission

ATTEST:

Maurice L. Anderson, Secretary
Lassen County Planning Commission

Use Permit #2018-006, CLOVER







RECEIVED

USE PERMIT APPLICATION

RECEIVED

MAY 04 2018

FILING FEE: CLASS 1 \$397 CLASS 2 \$571 CLASS 3 \$2,381
DEPARTMENT OF PLANNING AND BUILDING SERVICES

MAY 01 2018

707 Nevada Street, Suite 5 · Susanville, CA 96130-3912
Lassen County Department of Planning and Building Services
(530) 251-8269 · (530) 251-8373 (fax)
www.co.lassen.ca.usLassen County Department of
Planning and Building ServicesForm 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#2018-006

Property Owner/s	Property Owner/s
Name: <u>NORM CLOVER</u>	Name:
Mailing Address: <u>P.O. Box 339</u>	Mailing Address:
City, ST, Zip: <u>GLEN ELLEN CA. 95442</u>	City, ST, Zip:
Telephone: <u>530-386-6225</u> Fax:	Telephone: Fax:
Email: <u>NORMCLOVER@HOTMAIL.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>EDWARD ERKLEBEN</u>	Name:
Mailing Address: <u>12615 LARR LANE</u>	Mailing Address:
City, ST, Zip: <u>FALLON NV 89406</u>	City, ST, Zip:
Telephone: <u>775-217-4762</u> Fax:	Telephone: Fax:
Email: <u>ed@outwestbuildings.com</u>	Email: License #:

Project Address or Specific Location: <u>465-700 MAIN ST. JAMESVILLE, CA 96114</u>	
Deed Reference: Book:	Page: <u>129</u> Year: Doc#:
Zoning: <u>C-2</u>	General Plan Designation:
Parcel Size (acreage): <u>2.2 ACRES</u>	Section: Township: Range:

Assessor's Parcel Number(s):	- -	- -	- -
<u>129 - 66 - 021</u>	- -	- -	- -

Project Description: <u>Display up to 12 Sheds</u>
<u>PLEASE SEE OUR WEBSITE AT: WWW.OUTWESTBUILDINGS.COM</u>

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>Mick Armita</u> Date: <u>4-30-18</u>
Date:	Date:

See associated process form for required attachments and instructions.

20



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): 6 TO 12 Shed To be delivered over a 4 week period.
2. Existing use of property: _____
3. Describe adjoining land uses (e.g., residential, commercial, agricultural, etc.). Please be as specific as possible.
North: Residential (RURAL)
South: Residential "
East: Residential " + Commercial
West: Residential "
4. Hours of proposed operation: N/A to N/A Days of operation: _____
5. Number of shifts: N/A Number of employees: _____
6. Number of deliveries or pick-ups: As Required per day " per week
7. Number of visitors/customers: Not Monitored per day " 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: VACANT LOT which we will maintain for a clean safe area for visitors
10. Maximum height (in feet) of existing structures: NONE
11. Maximum height (in feet) of proposed structures: 12' MAXIMUM

12. Describe any existing structures to be removed: To my knowledge there are
NO EXISTING STRUCTURES.

13. Describe proposed structures and improvements (e.g., buildings, parking, roads, and sewer services, etc.). Please include dimensions and floor area: NO IMPROVEMENTS OR
PERMANENT STRUCTURES.

14. Describe the topography and physical environment at and surrounding the project site: FLAT
WITH TREES.

15. Describe proposed exterior lighting, including location (attach lighting diagram if applicable):
IF WE USE LIGHTING IT WILL BE SOLAR TO
ILLUMINATE OUR SIGN.

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: 0

18. Number of existing parking spaces: N/A employee 0 customer

Number of proposed parking spaces: 0 employee 0 customer

Describe surfacing of parking area: DIRT

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: 0

Underground ☐ Overhead ☐

Telephone: 0

Underground ☐ Overhead ☐

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

Community Water ☐

Other ☐ NO UTILITIES

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:

N/A

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:

N/A

High School:

Elementary School:

Fire Protection:

Community Services District:

Water:

Sewer:

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:

LA SERRA COUNTY

Size	Price	RTO/ MO	Size	Price	RTO/ MO
8X10	\$2,495	\$115.51	12X16	\$4,945	\$228.94
8X12	\$2,745	\$127.08	12X20	\$5,845	\$270.60
7X14	\$3,045	\$140.97	12X24	\$6,695	\$309.95
8X16	\$3,285	\$152.08	12X28	\$7,495	\$346.99
10X12	\$3,545	\$164.12	12X32	\$8,245	\$381.71
10X16	\$3,945	\$182.64	14X20	\$7,275	\$336.81
10X20	\$4,745	\$219.68	14X24	\$8,275	\$383.10
10X24	\$5,180	\$239.81	14X28	\$9,275	\$429.40
			14X32	\$10,175	\$471.06

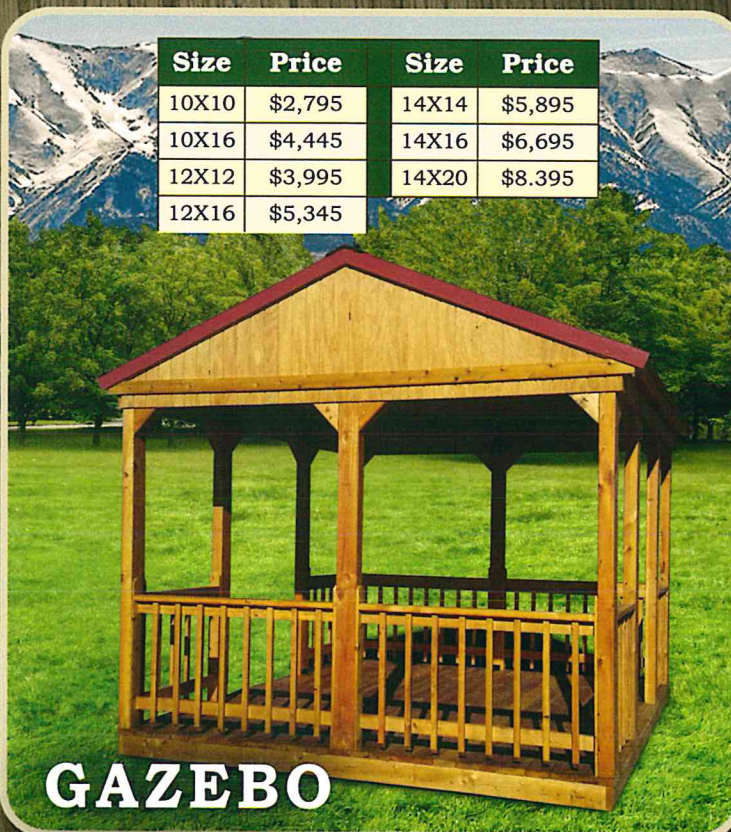


Standard: 1 Window

GARDEN SHED

Features

- 20 YEAR 29 GAUGE METAL ROOFING
- 2" X 6" X 16" ON CENTER FLOOR JOIST
- 2" X 6" X 12" ON CENTER FOR ALL GARAGE FLOOR JOIST
- 2" X 4" X 16" ON CENTER STUDS
- 2" X 6" X 24" ON CENTER ROOF TRUSSES
- SKIDS ARE PRESSURE TREATED FOR GROUND CONTACT
- SIDING IS FIR PLYWOOD OR SMARTSIDING FOR PAINTED SURFACES
- SHINGLED ROOFS ARE ALSO AVAILABLE
- SIDING, DECKING, AND TRIM ARE TREATED WITH SEMI-TRANSPARENT CEDAR STAIN
- KEYED LOCKS ON ALL THE DOORS
- 14' BUILDINGS ALSO AVAILABLE
- 12' AND 14' WIDE BUILDINGS ARE MEASURED ACROSS THE EAVES DUE TO D.O.T. REGULATIONS
- FOR MORE INFORMATION, CALL OR SEE OUR WEBSITE
- + FOR THE LOFTED BARN ADD \$100.00 FOR AN EXTRA DOOR



GAZEBO

Options

18" X 24" LOFT WINDOWS	\$75
24" X 36" SINGLE PANE WINDOWS	\$90
36" X 36" SINGLE PANE WINDOWS	\$130
24" X 36" DOUBLE PANE WINDOWS	\$230
36" X 36" DOUBLE PANE WINDOWS	\$275
36" SOLID METAL DOOR	\$250
36" 9 LITE METAL DOOR	\$300
36" or 48" BARN DOOR	\$150
6' ROLL UP DOOR	\$450
8' ROLL UP DOOR	\$550
9' ROLL UP DOOR	\$650
4' WIDE RAMP	\$175
6' WIDE RAMP	\$245
9' WIDE RAMP	\$345
PARTITION WALL	\$150 - \$350
2X6 WALL STUDS	\$65/LF
FLOOR INSULATION (R-19)	\$20/LF
FLAT CEILING INSULATION	\$30/LF W/PLYWOOD
GAMBREL CEILING INSULATION	\$50/LF W/PLYWOOD
WALL INSULATION	\$95/LF W/PLYWOOD
SHELVING	\$12/LF
WORK BENCH	\$18/LF
ENGINEERED DRAWINGS	\$100 - \$175
LF STANDS FOR LINEAR FOOT	

Rent To Own! NO CREDIT CHECK • PAY OFF ANYTIME WITH NO PENALTIES
RENT FOR 36 MONTHS OR PAY THE REMAINING BALANCE AND IT'S YOURS!
FREE DELIVERY & FREE SETUP!**

775.600.4280
7450 Reno Hwy
Fallon, NV 89406

sales@outwestbuildings.com



****Within 30 Mile Radius**
Prices are subject to change
*Purpose and loads per engineered drawings
Revised 06/18

OUT WEST BUILDINGS



5 YEAR
STRUCTURAL WARRANTY*

LOW PRICE GUARANTEE
ON ANY BUILDING OF EQUAL QUALITY

BUY OR RENT TO OWN
WWW.OUTWESTBUILDINGS.COM

Size	Price	RTO/MO	Size	Price	RTO/MO
12X20	\$8,465	\$391.90	14X20	\$10,250	\$474.54
12X24	\$9,315	\$431.25	14X24	\$11,310	\$523.61
12X28	\$10,065	\$465.97	14X28	\$12,250	\$567.13
12X32	\$10,965	\$507.64	14X32	\$13,375	\$619.21
12X36	\$11,815	\$546.99	14X36	\$14,440	\$668.52
12X40	\$12,815	\$593.29	14X40	\$15,685	\$726.16
12X44	\$13,815	\$639.58	14X44	\$17,060	\$789.81

Size	Price	RTO/MO	Size	Price	RTO/MO
8X12	\$4,175	\$193.29	12X32	\$9,875	\$457.18
8X16	\$4,530	\$209.72	12X36	\$10,725	\$496.53
10x12	\$4,775	\$221.06	12X40	\$11,725	\$542.82
10X16	\$5,475	\$253.47	12X44	\$12,795	\$592.36
10X20	\$6,325	\$292.82	14X20	\$9,120	\$422.22
10X24	\$6,795	\$314.58	14X24	\$10,180	\$471.30
12X16	\$6,475	\$299.77	14X28	\$11,120	\$514.81
12x20	\$7,375	\$341.44	14X32	\$12,245	\$566.90
12X24	\$8,225	\$380.79	14X36	\$13,310	\$616.20
12X28	\$8,975	\$415.51	14X40	\$14,555	\$673.84
			14X44	\$15,930	\$737.50

Size	Price	RTO/MO	Size	Price	RTO/MO
8X12+	\$3,145	\$145.60	12X36	\$9,845	\$455.79
8X16	\$3,650	\$168.98	12X40	\$10,845	\$502.08
10X12+	\$3,745	\$173.38	12X44	\$11,915	\$551.62
10X16	\$4,595	\$212.73	14X20	\$8,200	\$379.63
10X20	\$5,445	\$252.08	14X24	\$9,260	\$428.70
12X16	\$5,595	\$259.03	14X28	\$10,200	\$472.22
12X20	\$6,495	\$300.69	14X32	\$11,325	\$524.31
12X24	\$7,345	\$340.05	14X36	\$12,390	\$573.61
12X28	\$8,095	\$374.77	14X40	\$13,635	\$631.25
12X32	\$8,995	\$416.44	14X44	\$15,010	\$694.91

Size	Price	RTO/MO	Size	Price	RTO/MO
10X16	\$5,255	\$243.29	12X40	\$11,605	\$537.27
10X20	\$6,105	\$282.64	12X44	\$12,675	\$586.81
10X24	\$6,575	\$304.40	14X20	\$8,920	\$412.96
12X16	\$6,355	\$294.21	14X24	\$9,980	\$462.04
12X20	\$7,255	\$335.88	14X28	\$10,920	\$505.56
12X24	\$8,105	\$375.23	14X32	\$12,045	\$557.64
12X28	\$8,855	\$409.95	14X36	\$13,110	\$606.94
12X32	\$9,755	\$451.62	14X40	\$14,355	\$664.58
12X36	\$10,605	\$490.97	14X44	\$15,730	\$728.24



Standard: 5 Windows, 1 Door

DELUXE LOFTED
BARN CABIN



Standard: 3 2x3 Windows, 1 Loft Window & 1 Door

LOFTED BARN CABIN



Standard: 2 Windows

SIDE LOFTED BARN



Standard: 1 Window, 1 36" door, 1 Rollup Door

LOFTED GARAGE

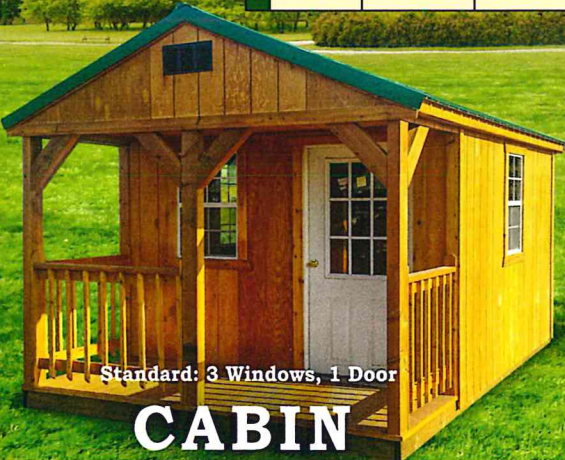
Made in the U.S.A. • Quality Construction • Free Delivery & Setup • Buy or Rent to Own • No Credit Check

Size	Price	RTO/MO	Size	Price	RTO/MO
8X12	\$3,865	\$178.94	12X32	\$9,365	\$433.56
8X16	\$4,405	\$203.94	12X36	\$10,365	\$479.86
10X12	\$4,665	\$215.97	12X40	\$11,215	\$519.21
10X16	\$5,065	\$234.49	12X44	\$12,180	\$563.89
10X20	\$5,865	\$271.53	14X20	\$8,475	\$392.36
10X24	\$6,300	\$291.67	14X24	\$9,475	\$438.66
12X16	\$6,065	\$280.79	14X28	\$10,475	\$484.95
12X20	\$6,965	\$322.45	14X32	\$11,375	\$526.62
12X24	\$7,815	\$361.81	14X36	\$12,675	\$586.81
12X28	\$8,615	\$398.84	14X40	\$13,675	\$633.10
			14X44	\$14,925	\$690.97

Size	Price	RTO/MO	Size	Price	RTO/MO
8X10	\$2,555	\$118.29	12X32	\$8,305	\$384.49
8X12	\$2,805	\$129.86	12X36	\$9,305	\$430.79
8X16	\$3,345	\$154.86	12X40	\$10,155	\$470.14
10X12	\$3,605	\$166.90	12X44	\$11,120	\$514.81
10X16	\$4,005	\$185.42	14X20	\$7,295	\$337.73
10X20	\$4,805	\$222.45	14X24	\$8,295	\$384.03
10X24	\$5,240	\$242.59	14X28	\$9,295	\$430.32
12X16	\$5,005	\$231.71	14X32	\$10,195	\$471.99
12X20	\$5,905	\$273.38	14X36	\$11,495	\$532.18
12X24	\$6,755	\$312.73	14X40	\$12,495	\$578.47
12X28	\$7,555	\$349.77	14X44	\$13,745	\$636.34

Size	Price	RTO/MO	Size	Price	RTO/MO
8X10	\$2,405	\$111.34	12X32	\$8,485	\$392.82
8X12	\$2,835	\$131.25	12X36	\$9,485	\$439.12
8X16	\$3,525	\$163.19	12X40	\$10,335	\$478.47
10X12	\$3,635	\$168.29	12X44	\$11,300	\$523.15
10X16	\$4,185	\$193.75	14X20	\$7,555	\$349.77
10X20	\$4,985	\$230.79	14X24	\$8,555	\$396.06
10X24	\$5,420	\$250.93	14X28	\$9,555	\$442.36
12X16	\$5,185	\$240.05	14X32	\$10,455	\$484.03
12X20	\$6,085	\$281.71	14X36	\$11,755	\$544.21
12X24	\$6,935	\$321.06	14X40	\$12,755	\$590.51
12X28	\$7,735	\$358.10	14X44	\$14,005	\$648.38

Size	Price	RTO/MO	Size	Price	RTO/MO
10X16	\$4,845	\$224.31	12X40	\$11,095	\$513.66
10X20	\$5,645	\$261.34	12X44	\$12,060	\$558.33
10X24	\$6,080	\$281.48	14X20	\$8,275	\$383.10
12X16	\$5,945	\$275.23	14X24	\$9,275	\$429.40
12X20	\$6,845	\$316.90	14X28	\$10,275	\$475.69
12X24	\$7,695	\$356.25	14X32	\$11,175	\$517.36
12X28	\$8,495	\$393.29	14X36	\$12,475	\$577.55
12X32	\$9,245	\$428.01	14X40	\$13,475	\$623.84
12X36	\$10,245	\$474.31	14X44	\$14,725	\$681.71



Standard: 3 Windows, 1 Door

CABIN



UTILITY SHED



Standard: 2 Windows

SIDE UTILITY SHED



Standard: 1 Window, 1 36" door, 1 Rollup Door

GARAGE

Kelly Mumper

RECEIVED

JUN 07 2018

From: Gonzalez, Marcelino@DOT <marcelino.gonzalez@dot.ca.gov>
Sent: Thursday, June 07, 2018 2:13 PM
To: Kelly Mumper
Cc: Grah, Kathy M@DOT; Rich, Tamara J@DOT
Subject: Las-395-55.18 Outwest Buildings Clover Early Consultation Use Permit 2018-008

*Lassen County Department of
Planning and Building Services*

Caltrans comments:

Highway right of way (ROW) fence shall remain intact and the sheds shall not occupy the State ROW.
Sediment laden stormwater from the this property shall not be allowed to leave the site onto the highway ROW.
Appurtenant signs should not be distracting to the travelling public.

Thank you for the opportunity to review and comment.

Marcelino "Marci" Gonzalez
Local Development Review
& Regional Transportation Planner
(530)225-3369

From: Chaffin, Fred N@DOT
Sent: Tuesday, June 5, 2018 10:46 AM
To: Gonzalez, Marcelino@DOT <marcelino.gonzalez@dot.ca.gov>
Subject: RE: Las-395-55.18 Outwest Buildings Early Consultation due 6-15

Marce,

My primary concern is that the RW fence shall remain intact and the sheds shall not occupy the State RW.

I know this sounds obvious, but just want to be crystal clear with the shed retailer.

Receiving sediment laden stormwater from the this property is also a concern.

Thank you for the chance to comment.

Fred Chaffin
530-604-0387

From: Gonzalez, Marcelino@DOT
Sent: Tuesday, June 5, 2018 10:34 AM
To: Chaffin, Fred N@DOT <fred.chaffin@dot.ca.gov>
Cc: Pascal, Anthony C@DOT <anthony.pascal@dot.ca.gov>
Subject: Las-395-55.18 Outwest Buildings Early Consultation due 6-15

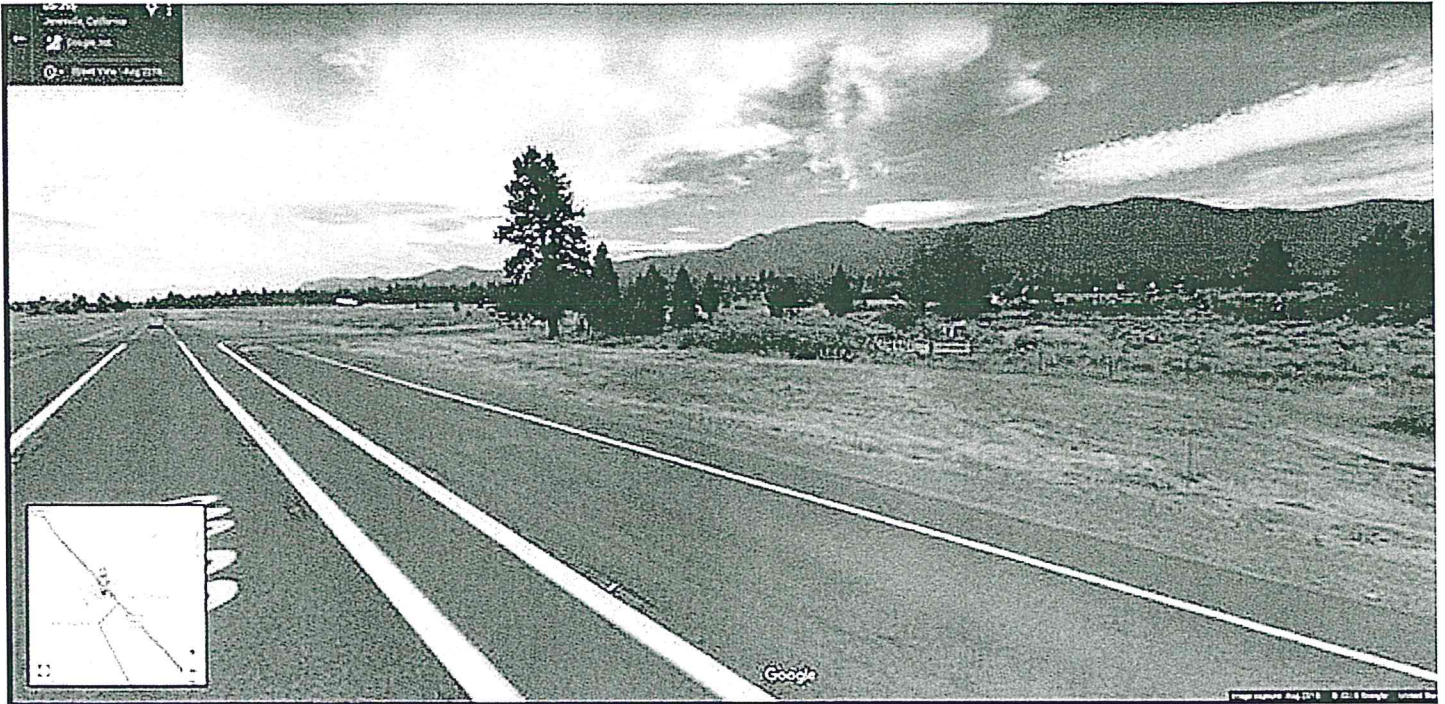
Fred,

Proposal to display for sale portable sheds on property along US 395 just north of the site for Janesville Dollar General.

Application says no improvements just put them there and offer for sale.

Potential concerns: Any changes to drainage sending stormwater to State facilities, potential for distracting signs.

Any other comments, concerns, or suggestions?



Kelly Mumper

From: Edward Erxleben <ed@outwestbuildings.com>
Sent: Thursday, July 26, 2018 9:11 AM
To: Kelly Mumper
Cc: Mike Stremmer
Subject: Re: Out West Buildings, Janesville CA

RECEIVED

JUL 26 2018

*Lassen County Department of
Planning and Building Services*

Kelly,

80% of our sales generated from our lots will become new builds from our facility in Fallon. The Janesville lot displays will peak a customer's interest, but normally customers want a different building size, roof color, etc. Because of the logistics we will try schedule deliveries to Lassen County at 2 times a month, as required, taking care of multiple customers on each trip. I hope this answers your questions. Thank you
Ed

From: Kelly Mumper <kmumper@co.lassen.ca.us>
Sent: Thursday, July 26, 2018 7:46 AM
To: Edward Erxleben
Subject: Out West Buildings, Janesville CA

Ed,

We had another question regarding the cycling of inventory and or storage buildings. Will inventory be cycled through on the Janesville lot or will purchased models be coming straight from Reno or somewhere else? We are trying to get an idea of potential truck traffic.

Kelly Mumper, Assistant Planner
Lassen County Planning & Building Services
707 Nevada Street Suite 5
Susanville CA 96130
(530)251-8269