

TABLE OF CONTENTS

PLANNING COMMISSION

July 6, 2023

FILE NUMBER:	2023-005
PROPERTY OWNER:	Benson
TYPE OF APPLICATION:	Use Permit

Staff Report.....	001
Draft Approving Resolution	005
Conditions of Approval	007
Draft Disapproving Resolution.....	009
Vicinity Map	011
Site Map.....	012
Memo to the Director.....	013
Application.....	018

LASSEN COUNTY PLANNING COMMISSION
STAFF REPORT
July 6, 2023

FILE NUMBER:	UP #2023-005
APPLICANT:	Russel & Rachelle Benson
TYPE OF APPLICATION:	Use Permit
GENERAL LOCATION:	Janesville, CA
ASSESSOR'S PARCEL NUMBERS:	129-440-023
ZONING:	A-2-B-9 (Agricultural Residential 9-Acre Building Site Combing District)
GENERAL PLAN:	"Rural Residential," per the <i>Janesville General Plan Amendments, 1993</i> .
APPEAL:	Lassen County Code Section 18.112.050 states that "any person not satisfied with the action of the planning commission... may, within ten days of the notice of the commission's action, appeal in writing to the board of supervisors."
ENVIRONMENTAL DOCUMENT:	Exempt from CEQA review pursuant to Section 15061(b)(3) and 15303 of the 2023 CEQA Guidelines
ASSIGNED STAFF:	Chris Martin, Assistant Planner

AUTHORITY FOR APPLICATION:

Use Permit Provision, Lassen County Code Section 18.112 et seq. established regulations
Uses Allowed by Use Permit in A-2-B-9 District, Lassen County Code Section 18.18.030(2)
Home Occupancies, Lassen County Code 18.102.090.

REGULATING AGENCIES:

<u>Agency</u>	<u>Identified Permits/Approvals</u>
Planning Commission	Use Permit
Planning and Building Services	Building Permits
Environmental Health	Sewage Disposal Permits or Approvals (if necessary)
Public Works	Encroachment Permit
Lahontan Regional Water Quality Control Board	Discharge Permits or Approvals (if necessary)

PROJECT DESCRIPTION: The applicant is proposing to construct a new 613-square-foot detached commercial kitchen with a 59-square-foot covered porch, at 712-960 Sunnyside Road in Janesville, CA 96114 (APN 129-440-023). This kitchen will be used to make pizza sauce to provide to Shaffer school for a Farm to School Incubator program, to make breads and seasonal baked goods for a farm stand, and to make fresh salsa and pepper jams to sell at a farm stand and IGA grocery store. The applicant

estimates one delivery per week to Shaffer school and proposes to operate from 10:00 a.m. to 4:00 p.m., two days per week.

PROJECT SITE CHARACTERISTICS: The subject parcel is located approximately 16 miles Southeast of Susanville, CA, via Highway 395. The address provided is 712-960 Sunnyside Road. (APN: 129-440-023). The subject parcel is zoned A-2-B-9 (Agricultural Residential 9-Acre Building Site Combining District) and have a General Plan land use designation of “Rural Residential,” per the *Janesville General Plan Amendments, 1993*. The subject parcel is in the Local Responsibility Area (LRA) for fire protection (“Not Very High” Fire Hazard Severity Zone) and the proposed location of the commercial kitchen is within the Federal Emergency Management Agency (FEMA) Flood Zone “X”, which is not part of the 100-year flood zone as described by FEMA.

ACCESS/REQUIREMENTS: Access to the project site is from Sunnyside Rd. Janesville, CA 96114.

SURROUNDING PROPERTY CHARACTERISTICS AND ZONING: Parcels in the vicinity consist of similarly sized parcels. & have residential uses to the north, east, south, and an agricultural area to the west:

	Zoning	Parcel Size (acres)	Land Use Designation (<i>Janesville General Plan Amendments, 1993</i>)
North	A-2-B-4*	4.0, 4.0, 4.560, & 6.600	“Rural Residential”
East	A-2-B-9**	10.7	“Rural Residential”
South	A-2-B-9**	15.110	“Rural Residential”
West	A-3***	16.580 & 23.420	“Intensive Agriculture”

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

**A-2-B-9(Agricultural Residential 9-Acre Building Site Combining District)

***A-3 (Agricultural District)

ZONING: The subject parcel is zoned A-2-B-9 (Agricultural Residential 9-Acre Building Site Combining District). Lassen County Code Section 18.18.030(2) allows for “Agricultural processing plant or stand for the sale of agricultural products produced on the premises” by use permit in the A-2 zoning district.

GENERAL PLAN: The subject parcel has a “Rural Residential” land use designation pursuant to the *Lassen County General Plan, 2000*, as amended by the *Janesville Planning Area Amendment, 1993*. Said designations is described as follows:

Rural Residential:

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

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

Corresponding Zoning: "A-2", Agricultural-Residential District. An A-2 District is typically combined with a "B ", Building Site Combining District, to indicate minimum or average building sites ranging from three to twenty acres (e.g., A-2-B-5). Minimum parcel sizes may be regarded as average parcel sizes under special "density option" provisions of the "B" Combining District."

JANESVILLE GENERAL PLAN AMENDMENTS, 1993:

Policy: Rural Residential

"Rural residential uses are the primary type of residential development in the Janesville area. This type of residential use serves to preserve the area's rural character and recognizes the area's physical constraints such as ground water availability and suitability of soils for use of individual sewage disposal systems. Rural residential uses should not be allowed where they will conflict with agricultural, resource, wildlife, or safety objectives".

Implementation:

"Rural Residential Lands designated on the land use map as Rural Residential shall be zoned "A-2", Agricultural Residential".

The Planning Commission will determine whether the proposed project is consistent with the *Janesville General Plan Amendments, 1993*, and the *Lassen County General Plan, 2000*, unless the proposed project is appealed to the Board of Supervisors, in which case, said body would determine the above.

LOCAL GOVERNMENTAL SERVICES:

- Police protection is provided by the Lassen County Sheriff's Department
- Janesville Elementary School District
- Lassen Union High School District
- Plumas Sierra Rural Electric Cooperative

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 project is exempt from California Environmental Quality Act (CEQA) under Section 15061(b)(3) and 15303 of the CEQA Guidelines.

FINDINGS and/or RECOMMENDATIONS: The recommended findings and conditions can be found in the memos to the director attached to this staff report. In addition, the recommended conditions can be found in Exhibit "A" of a draft resolution that is included in this packet.

A power point presentation will be provided to the commission with site visit photos of the proposed projects surrounding landscape and architecture.

RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION APPROVING USE
PERMIT APPLICATION #2023-005, BENSON; APN 129-440-023

WHEREAS, the Planning Commission of Lassen County, after due notice, and a public hearing conducted July 6, 2023, has considered Use Permit Application #2023-005, Benson, proposing a new 613-square foot detached commercial kitchen with a 59-square-foot covered porch; and

WHEREAS, the Environmental Review Officer has determined that the proposed use permit application is exempt from environmental review under the California Environmental Quality Act pursuant to Section 15061 (b)(3) and 15303 of the Guidelines.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Planning Commission finds that:
 - a. The proposed parcel map application is consistent with the *Lassen County General Plan, 2000*, and the *Janesville General Plan Amendments, 1993*, and that the proposed parcels are consistent with permissible uses under the A-2-B-9 zoning district, and the provisions of Lassen County Code Section 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 Planning Commission hereby concurs with the Environmental Review Officer that the proposed parcel map is not subject to further environmental review under the California Environmental Quality Act pursuant to Section 15061(b)(3) and 15303 of the Guidelines.
4. The Planning Commission hereby adopts the recommended findings attached with the staff report for UP #2023-005, Benson.
5. The Planning Commission hereby approves Use Permit #2023-005, Benson, subject to the conditions set forth in Exhibit "A" attached hereto.

RESOLUTION NO. _____

Page 2 of 4

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the 6th day of July, 2023, by the following vote:

AYES: Commissioners Shaw, Clark, Higgins and Askew

NOES: None

ABSTAIN: None

ABSENT: None

Chairman
Lassen County Planning Commission

ATTEST:

Maurice L. Anderson, Secretary
Lassen County Planning Commission

EXHIBIT "A"
RECOMMENDED CONDITIONS OF APPROVAL
USE PERMIT #2023-005, Benson

1. Noncompliance with any of the following use permit conditions shall constitute grounds for revocation of the use permit (pursuant to Lassen County Code Section 18.112.060).
2. The Use Permit shall be granted for the use as approved by the Planning Commission. Substantial revisions and/or expansions of the project will require a new Use Permit, subject to the approval of the Planning Commission.
3. The applicant shall obtain all necessary building permits from the Lassen County Department of Planning and Building Services before the commencement of construction.

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

1. The applicant shall secure all applicable approvals from Lassen County Environmental Health, and Fire Warden.
2. The applicant shall obtain an encroachment permit from the Department of Public Works.
3. The applicant shall obtain all necessary building permits from the Lassen County Department of Planning and Building Services before the commencement of construction and shall construct all required improvements prior to operation.

Operational Conditions
(Must be satisfied during operation of the use permit)

4. The applicant must comply with Lassen County Code 18.102.090 General provisions applicable to all home occupations and cottage industries.
5. The applicant shall implement best management practices during operation of the project to reduce air emissions. These best management practices shall include, but are not limited to, watering roads and graded areas, and reducing vehicle speed during operation.
6. Pursuant to Lassen County Code Section 18.108.155, all lighting, exterior and interior, shall be designed and located so as to confine direct lighting to the premises. A light source shall not shine upon or illuminate directly on any surface other than the area required to be lighted. No lighting shall be of the type or in a location so as to constitute a hazard to vehicular traffic, either on private property or on abutting streets.

7. Parking must comply with Lassen County Code 18.104, parking regulations.
8. 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 cultural resources to a less than significant level.

RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION DISAPPROVING
USE PERMIT APPLICATION #2023-005, BENSON; APN 129-440-023

WHEREAS, the Planning Commission of Lassen County, after due notice, and a public hearing conducted July 6, 2022, has considered Use Permit Application #2023-005, Benson, proposing a new 613-square foot detached commercial kitchen with a 59-square-foot covered porch; and

WHEREAS, the Environmental Review Officer has determined that the disapproval of proposed use permit application is exempt from environmental review under the California Environmental Quality Act pursuant to Section 15061 (b)(3) and 15303 of the Guidelines.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Planning Commission finds that:
 - a. The proposed parcel map application is not consistent with the *Lassen County General Plan, 2000*, and the *Janesville General Plan Amendments, 1993* and that the proposed parcels are not consistent with permissible uses under the A-2-B-9 zoning district, and the provisions of Lassen County Code Section 18.112, which establishes the regulations regarding the issuance of use permits.
 - b. That the project, as conditioned, will, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or to the general welfare..
3. The Planning Commission hereby disapproves Use Permit #2023-005, Benson.

RESOLUTION NO. _____

Page 2 of 2

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the 6th day of July, 2023, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

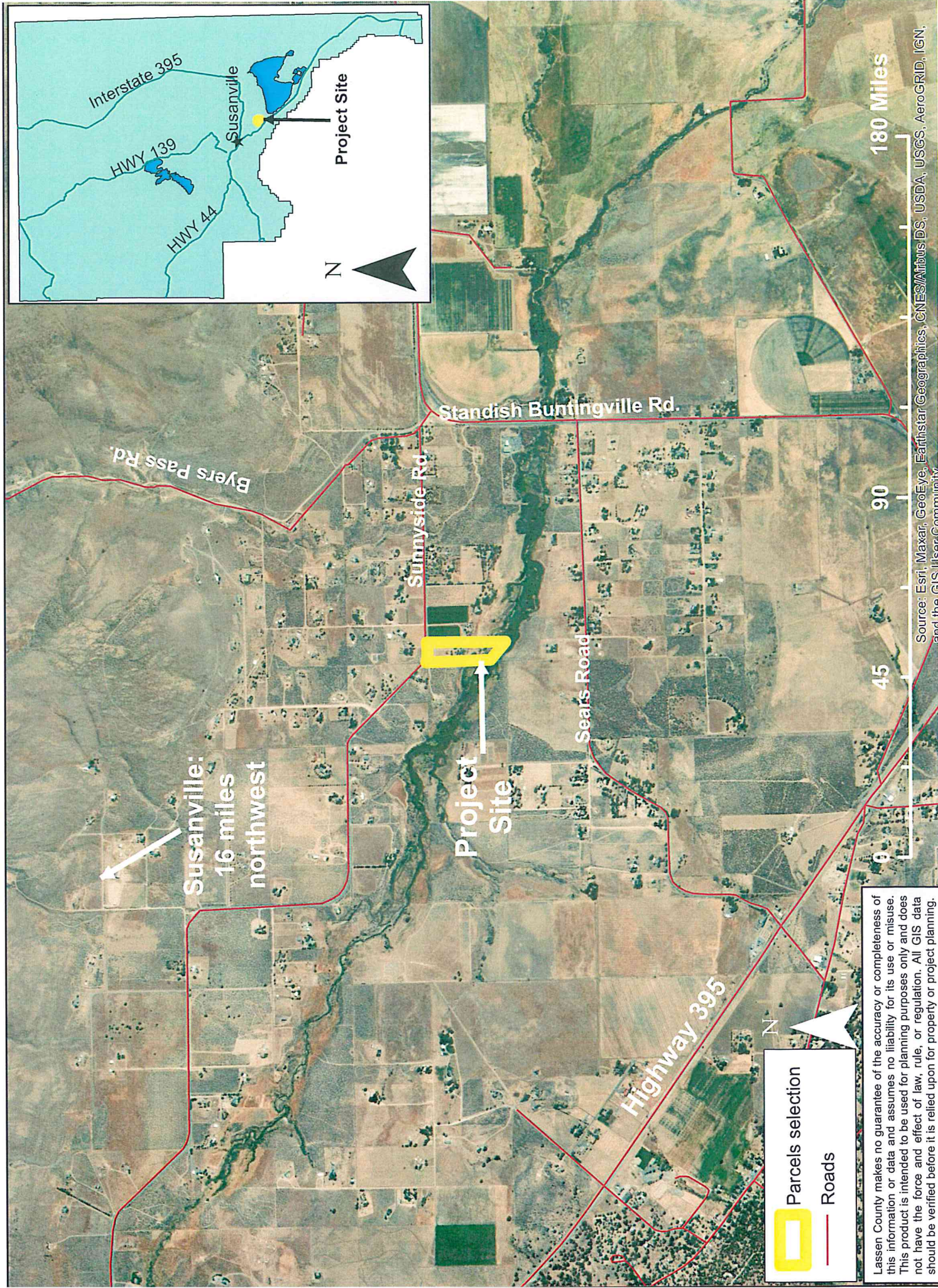
ABSENT: _____

Chairman
Lassen County Planning Commission

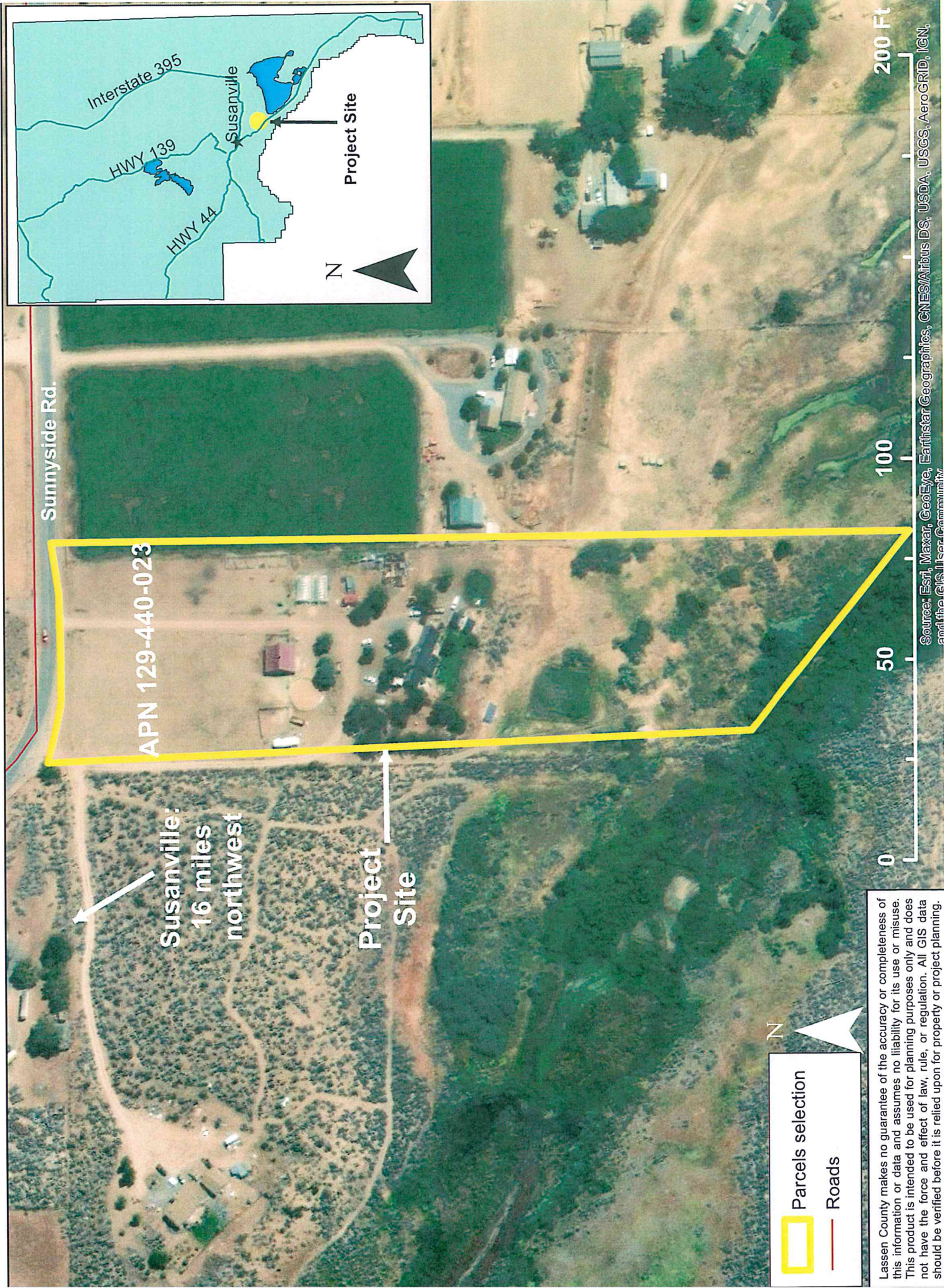
ATTEST:

Maurice L. Anderson, Secretary
Lassen County Planning Commission

Use Permit #2023-005 Benson



Use Permit #2023-005 Benson



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



County of Lassen

Department of Planning and Building Services

• Planning • Building • Environmental Health • Code Enforcement • Surveyor • Surface Mining

June 26, 2023

TO: Maurice Anderson, Director *MLA*
FROM: Matt May, Manager of Planning
RE: Use Permit #2023-005, Benson

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

Zoning & Building
Inspection Requests
Phone: 530 257-5263

Environmental Health
Messages: 530 251-8528
email: EHE@co.lassen.ca.us

Project Description

Use Permit #2023-005, Benson. The applicant is proposing to construct a new 613-square-foot detached commercial kitchen with a 59-square-foot covered porch, at 712-960 Sunnyside Road in Janesville, CA 96114 (APN 129-440-023). This kitchen will be used to make pizza sauce to provide to Shaffer school for a Farm to School Incubator program, to make breads and seasonal baked goods for a farm stand, and to make fresh salsa and pepper jams to sell at a farm stand and IGA grocery store. The applicant estimates one delivery per week to Shaffer school and proposes to operate from 10:00 a.m. to 4:00 p.m., two days per week.

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

1. The applicant has submitted Use Permit Application #2023-005, proposing to construct a new 613-square-foot detached commercial kitchen with a 59-square-foot covered porch.
2. The subject parcels are zoned A-2-B-9 (Agricultural Residential 9-Acre Building Site Combining District) and have a "Rural Residential" land use designation, pursuant to the *Janesville General Plan Amendments, 1993*, and the *Lassen County General Plan, 2000*. If the proposed Use Permit were approved, the zoning and land use designation would remain the same for the parcel.
3. The subject parcel is located at 712-960 Sunnyside Rd. Janesville, CA.
4. Improvements on APN 129-440-023 include a single-family residence, barn, and shed.
5. The land use element of the *Janesville General Plan Amendments, 1993* and the *Lassen County General Plan, 2000*, describes the "Rural Residential" land use designation as follows:

Janesville General Plan Amendments

“Rural residential uses are the primary type of residential development in the Janesville area. This type of residential use serves to preserve the area's rural character and recognizes the area's physical constraints such as ground water availability and suitability of soils for use of individual sewage disposal systems. Rural residential uses should not be allowed where they will conflict with agricultural, resource, wildlife, or safety objectives”.

Implementation:

“Rural Residential Lands designated on the land use map as Rural Residential shall be zoned "A-2", Agricultural Residential”.

Lassen County General Plan, 2000

“The Rural Residential designation provides for medium density residential use in a generally rural environment. Parcels may or may not be served by paved roads and will usually not be connected to community water or sewer services. Parcel sizes generally range from three to twenty acres. Parcels may be clustered and/or smaller parcels may be created in exchange for the retention of agricultural and other open space areas (e.g., use of the "density option" provisions of the County's zoning code). Building intensity will typically range from 0.05 to 0.33 DUA (dwelling units per acre). Population density will range from 0.15 to 1 PPA (people per acre).

Corresponding Zoning: "A-2", Agricultural-Residential District. An A-2 District is typically combined with a "B ", Building Site Combining District, to indicate minimum or average building sites ranging from three to twenty acres (e.g., A-2-B-5). Minimum parcel sizes may be regarded as average parcel sizes under special "density option" provisions of the "B" Combining District.”

6. The Planning Commission will determine whether the proposed project is consistent with the *Janesville General Plan Amendments, 1993*, and the *Lassen County General Plan, 2000*, unless the proposed project is appealed to the Board of Supervisors, in which case, said body would determine the above.
7. The proposed project is exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) and 15303 of the CEQA Guidelines.

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

1. Noncompliance with any of the following use permit conditions or demonstration of any use not allowed by this use permit 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 described herein and as approved by the Planning Commission. Revisions and/or expansions of the project, considered to be substantial by the Department of Planning and Building Services, will require a new use permit, subject to the approval

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

1. The applicant shall secure all applicable approvals from Lassen County Environmental Health, and Fire Warden.
2. The applicant shall obtain an encroachment permit from the Department of Public Works.
3. The applicant shall obtain all necessary building permits from the Lassen County Department of Planning and Building Services before the commencement of construction and shall construct all required improvements prior to operation.

Operational Conditions
(Must be satisfied during operation of the use permit)

4. The applicant must comply with Lassen County Code 18.102.090 General provisions applicable to all home occupations and cottage industries.
5. The applicant shall implement best management practices during operation of the project to reduce air emissions. These best management practices shall include, but are not limited to, watering roads and graded areas, and reducing vehicle speed during operation.
6. Pursuant to Lassen County Code Section 18.108.155, all lighting, exterior and interior, shall be designed and located so as to confine direct lighting to the premises. A light source shall not shine upon or illuminate directly on any surface other than the area required to be lighted. No lighting shall be of the type or in a location so as to constitute a hazard to vehicular traffic, either on private property or on abutting streets.
7. Parking must comply with Lassen County Code 18.104, parking regulations.

8. 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 cultural resources to a less than significant level.

MLA:Cjm

S:\PLA\Planning\2023\MG #2023-005, Benson



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

RECEIVED

JUN 08 2023

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. UP2023-005

Property Owner/s	Property Owner/s
Name: <u>Rachelle Benson</u>	Name: <u>Russell Benson</u>
Mailing Address: <u>712-960 Sunnyside Rd.</u>	Mailing Address: <u>712-960 Sunnyside Rd.</u>
City, ST, Zip: <u>Janesville CA 96114</u>	City, ST, Zip: <u>Janesville CA 96114</u>
Telephone: <u>541-660-8211</u> Fax: <u>541-415-0672</u>	Telephone: <u>541-415-0679</u> Fax: <u>541-415-0679</u>
Email: <u>chellebenson@gmail.com</u>	Email: <u>jtruss1969@gmail.com</u>

Applicant/Authorized Representative*	Agent (Land Surveyor/Engineer/Consultant)
Same as above: <input checked="" type="checkbox"/>	Correspondence also sent to: <input checked="" type="checkbox"/>
Name:	Name: <u>NST Engineering</u>
Mailing Address:	Mailing Address: <u>1495 Nevada St.</u>
City, ST, Zip:	City, ST, Zip: <u>Susanville CA 96130</u>
Telephone: Fax:	Telephone: <u>530-257-5173</u> Fax: <u>530-257-6272</u>
Email:	Email: License #:

Project Address or Specific Location: <u>712-960 Sunnyside Rd. Janesville CA 96114</u>	
Deed Reference: Book: Page: Year: Doc#:	
Zoning: <u>A-2-B-9</u>	General Plan Designation:
Parcel Size (acreage): <u>8.9 acres</u>	Section: Township: Range:

Assessor's Parcel Number(s):	- -	- -	- -
<u>129 - 440 - 023</u>	- -	- -	- -

Project Description: <u>Farm to School Incubator program - providing pizza sauce to Stafford School, making fresh salsa + pepper jacks for the farmstand + IGA. We are a small family farm and just want to feed the kids. No employees just me in the kitchen. Maybe an occasional BBQ for events - but nothing fancy - just feeding the kids.</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. <u>[Signature]</u> Date: <u>6/8/23</u> <u>[Signature]</u> Date: <u>06-08-23</u>	*SIGNATURE OF APPLICANT/AUTHORIZED REPRESENTATIVE (Representative may sign application on behalf of the property owner only if Letter of Authorization from the owner/s is provided). Date: _____ Date: _____
--	--

See associated process form for required attachments and instructions.

We will also continue to bake pies & sweet breads for the farmstand, as well as seasonal baked goods. Having a commercial kitchen will allow us to "~~sell~~" fruits/veg / products w/ product we aren't allowed to use right now like cream cheese/sour cream.



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

JUN 09 2023

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES

FILE NO. UP 2023-005

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): Hopefully before the end of 2023?
or early 2024? Lane Monahan is in charge of all
this. I trust his judgement implicitly.
2. Existing use of property: Primary Residence (small City bitty)
home business - B class cottage foods
3. Describe adjoining land uses (e.g., residential, commercial, agricultural, etc.). Please be as specific as possible.
North: Hawlands? Residential? Can't see their house
South: Baxter Creek + Beyond
East: Dyans? Can't see their house
West: Victoria - I can see her barn - alfalfa fields
4. Hours of proposed operation: 10^{am} to 4 pm Days of operation: 2?
5. Number of shifts: 0 Number of employees: 0
6. Number of deliveries or pick-ups: _____ per day 1 ~~0~~ per week to Shaffer School
7. Number of visitors/customers: 0 per day 0 per week
8. Will the project increase noise levels in the immediate area? ☐ Yes ☒ No
If yes, anticipated noise levels in decibels at:
50 feet _____ 100 feet _____ Property Line _____
9. Describe existing structures and improvements to be used in conjunction with the proposed use, including their floor area: The farmstand is a shed - prefabricated
on skids) open Saturdays - the salsa + pepper
jam will go there.
10. Maximum height (in feet) of existing structures: ? Two story?
11. Maximum height (in feet) of proposed structures: One story

12. Describe any existing structures to be removed: n/a

13. Describe proposed structures and improvements (e.g., buildings, parking, roads, and sewer services, etc.). Please include dimensions and floor area: Sewer included - Lance

Monath has all the Specs.

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

Flat - Barn is out front - horse off to side

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

Lance Monath has all the Specs.

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: Lance would know

18. Number of existing parking spaces: 0 employee 0 customer

Number of proposed parking spaces: 0 employee 0 customer

Describe surfacing of parking area: flat

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: Lance would know

Underground ☒ Overhead ☐

Telephone: n/a

Underground ☐ Overhead ☐

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

Community Water ☐

Other ☐ _____

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

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

Solid Waste Disposal: Septic

LP/Natural Gas: propane?

If an extension of utility lines is necessary, indicate which services and the distance of the extension: Water main and gas all that

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

High School: Lassen?

Elementary School: Jaworski?

Fire Protection: Jaworski

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: ? CDEA? for pepper jelly/jams

and salsa. Lassen-environmental health.

From: [Lance monath](#)
To: [Land Use](#)
Cc: [Benson Rachelle; justruss1969@gmail.com](#)
Subject: Re: UP #2023-005, Benson
Date: Friday, June 9, 2023 12:40:18 PM
Attachments: [Preliminary Job Information Sheet-Preliminary Job Sheet-1.pdf](#)
[23-32--Benson.pdf](#)
[MONATHCONSTRUCTION-LOGO01.png](#)

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This message came from outside your organization.

Nancy,
Here is the information requested.



Lance Monath
Monath Construction
Project Manager Seneca Healthcare District
691-150 Lassen Way
Susanville, CA 96130
C-530-310-4242
O-530-251-0451
LanceMonath@gmail.com

On Jun 9, 2023, at 10:28 AM, Land Use <landuse@co.lassen.ca.us> wrote:

Hi Lance,

The Bensons submitted the attached Use Permit application for the commercial kitchen on APN 129-440-023. There were a handful of questions on the detail supplement portion of the application form that they were hoping you could help with (see highlights on the attached). If you could please provide this information, I will attach it to the application. Also, could you please provide the plot plan, elevations, and floor plan? This should be all that we need to accept this application as complete and start processing.

Thanks and have a great weekend!

Nancy J. McAllister

Senior Planner

Planning and Building Services

707 Nevada St. Suite 5

Susanville CA 96130

Phone: (530) 251-8269

Fax: (530) 251-8373

<image001.png>

<UP #2023-005, Benson - Application.pdf>



Information Sheet

- 1 **Project is to be constructed late summer depending on USE Permit & Building Permit. Business would start possibly 1st Quarter 2024**

- 10 One two story home on site. A-Frame style with a height of approx. 22'

- 11 New structure will be approx 16' tall to roof & 21' to top of make up air unit depending on placement

- 13 Structure is 24 x28 672 sq.ft.

- 15 All lighting will meet the building & local light ordinance. With downward shining lights

- 17 the only impervious area is in front of the existing home. No additional surfaces are to be installed at this time

- 19 See attached email

- 21 Power will be PSREC - the existing home panel will be upgraded to a 400 amp service. We will install a 200 amp feed underground to the new structure