

TABLE OF CONTENTS

PLANNING COMMISSION MEETING December 3, 2019

FILE NUMBER: UP #2019-009
APPLICANT: Michael Snook
TYPE OF APPLICATION: Use Permit

Staff Report.....	001
Draft Resolutions	005
Memoranda from the November 7, 2019, Technical Advisory Committee meeting	011
Vicinity Map	019
Applications and Related Materials (including Plot Plan).....	020

LASSEN COUNTY PLANNING COMMISSION
STAFF REPORT
December 3, 2019

FILE NUMBER: Use Permit #2019-009
APPLICANT: Michael Snook
TYPE OF APPLICATION: Use Permit
GENERAL LOCATION: The subject property is located at 434-860 Doyle Loop Road in Doyle, CA
ASSESSOR'S PARCEL NUMBER: 141-220-06
PROJECT SITE ZONING: A-1 (General Agricultural District)
GENERAL PLAN: "Town Center" land use designation in the *Lassen County General Plan, 2000*
ENVIRONMENTAL DOCUMENT: Exempt from the California Environmental Quality Act (CEQA) under Section 15303(c) of the 2019 CEQA Guidelines
ASSIGNED STAFF: Kelly Mumper, Associate Planner

AUTHORITY FOR APPLICATION:

Uses Allowed by Right in C-T District Allowed by Use Permit in A-1 District, Lassen County Code Section 18.16.050(6)
Uses Allowed by Use Permit in C-T District, Uses Allowed by Use Permit, Lassen County Code Section 18.34.030(1)

REGULATING AGENCIES:

<u>Agency</u>	<u>Identified Permits/Approvals</u>
Planning Commission	Use Permit
Planning and Building Services	Building Permit/Other
Environmental Health	Authorization to Operate
Public Works	Site Evaluation/Other
	Encroachment Permit

PROJECT DESCRIPTION: The applicant is proposing to operate an Art Gallery (as allowed by Lassen County Code sections 18.16.050(6) and 18.34.030(1)) out of an existing 1,600 square foot residential building located on the subject parcel. The project includes living space within the subject building.

PROJECT SITE CHARACTERISTICS: The subject property is located at 434-860 Doyle Loop Road in Doyle, CA and is not within the 100-year flood zone as described by the Federal Emergency Management Agency (FEMA).

ACCESS/REQUIREMENTS: Access to the project site is from Doyle Loop Road, County Road 361, which is in the County Maintained Road System.

ZONING: The subject parcel is zoned A-1 (General Agricultural District). According to Lassen County Code Section 18.16.050(6), uses allowed by right or by use permit in C-T zones are allowed by use permit in A-1 zones. Furthermore, Lassen County Code Section 18.34.030(1) allows studios and other retail stores and “shops of a light commercial character and conducted within a building” by right in the C-T zoning district (this would also include the proposed art gallery). Therefore, because the proposed art gallery is allowed by right in the C-T district, it is allowed by use permit in the A-1 district, given the preceding sections.

SURROUNDING PROPERTY CHARACTERISTICS: Immediately surrounding parcels (and other parcels in the vicinity) are zoned all zoned A-1 (General Agricultural District), and include residential and commercial uses, typical of a “Town Center” as recognized by the *Lassen County General Plan, 2000*. Doyle Loop Road abuts the subject parcel, to the west. Also see Table 1 below:

	Zoning* (see notes at bottom)	Parcel Size (acres)	Land Use Designation (<i>Lassen County General Plan, 2000</i>)
North	A-1	0.151	“Town Center”
East	A-1	0.527	“Town Center”
South	A-1	0.200	“Town Center”

A-1 (General Agricultural District)

GENERAL PLAN: The subject parcel has a “Town Center” land use designation in the *Lassen County General Plan, 2000* and is described in said plan as follows:

TOWN CENTER

A Town Center... designates the central area of a small, unincorporated community. It typically serves as the commercial and social center of the surrounding community with a mixture of commercial and residential uses and may also include community services and social buildings (e.g., school, post office, fire hall, Grange, etc.).

Town Center designations which have been carried over from the 1968 General Plan include... Doyle.

Corresponding Zoning: A Town Center may have been separately zoned residential and commercial districts (see below), or zoning may be addressed with a “C-T” Town Service District which provides for a mixture of commercial and residential uses.

The following goals, objectives, implementation measures and descriptions from the *Lassen County General Plan, 2000*, also pertain to the proposal:

Designation of Land Uses

- *Implementation Measure LU-A: The County shall utilize the zoning provisions of the Lassen County Code to adopt and enforce corresponding zoning districts, and to consider the approval of related use permits and land divisions, which implement and are compatible with the policies, general land uses and programs specified in this Land Use Element and in area plans adopted as part of the General Plan.*
- *Implementation Measure LU-B: The County recognizes the need and legal requirements for making land use decisions which are consistent with the General Plan.*

1. ISSUE: Land Use Compatibility

- *GOAL L-4: Compatibility between land use types by providing for complementary mixtures and patterns of land uses.*
- *LU-6 POLICY: The County recognizes general plan land use designations and consistent zoning as the appropriate and primary tools for attempting to achieve and maintain compatibility of land uses within the context of the County's land use authority and local control.*

6. ISSUE: Commercial Land Uses

- *GOAL L-12: Increase community wealth and the provision of needed commercial services through economic growth and diversification by sustaining and facilitating the expansion of existing commercial operations and by encouraging new commercial ventures.*
- *POLICY LU-28: The County shall provide adequate amounts of land in Town Centers which will be designated and zoned to allow and support commercial development.*
- *POLICY LU-29: 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...*

The Planning Commission will determine whether the proposed project is consistent with 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:

- Fire protection is provided by the Doyle Fire Protection District
- Police protection is provided by the Lassen County Sheriff's Department
- Educational services are provided by the Fort Sage Unified School District

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 and PUBLIC COMMENTS: The Environmental Review Officer (ERO) of Lassen County has determined that the proposed project is exempt from the California Environmental Quality Act (CEQA) under Section 15303(c) of the 2019 CEQA Guidelines.

FINDINGS and/or RECOMMENDATIONS BY TAC: The Technical Advisory Committee (TAC) met on November 7, 2019, and developed recommended findings and conditions for consideration by the Planning Commission. The recommended findings and conditions can be found in the attached memos to the TAC. In addition, the recommended conditions can be found in Exhibit "A" of a draft resolution of approval that is included in this packet.

RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION APPROVING
USE PERMIT 2019-009, MICHAEL SNOOK

WHEREAS, the Planning Commission of Lassen County, after due notice and a public hearing held on December 3, 2019, has considered Use Permit #2019-009, filed by Michael Snook, to operate an Art Gallery (as allowed by Lassen County Code sections 18.16.050(6) and 18.34.030(1)) out of an existing 1,600 square foot residential building located on the subject parcel. The project includes living space within the subject building. The project site is located at 434-860 Doyle Loop Road in Doyle (APN 141-220-06); and

WHEREAS, Lassen County Code Section 18.112.100 sets forth mandatory findings that the Lassen County Planning Commission must make when considering a Use Permit application; and

WHEREAS, the Environmental Review Officer has determined proposed project is exempt from the California Environmental Quality Act (CEQA) under Section 15303(c) of the 2019 CEQA Guidelines; and

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. The proposed project is consistent with the *Lassen County General Plan, 2000*, and the provisions of Lassen County Code Section 18.112, which establish the regulations regarding the issuance of Use Permits.
 - b. That the project, as conditioned, will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or to the general welfare.
3. The Lassen County Planning Commission hereby adopts the Technical Advisory Committee findings from its November 7, 2019, meeting (also contained in the Planning Commission staff report).
4. The Lassen County Planning Commission hereby approves Use Permit Application #2019-009, filed by Michael Snook, subject to the conditions of approval set forth as 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 3rd day of December 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
USE PERMIT #2019-009

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. The applicant shall provide evidence satisfactorily demonstrating that the Building Official is satisfied that all requirements (if any) of the California Building Standards Code (Title 24 of the California Code of Regulations) have been met. This includes but is not limited to all requirements (if any) for conversion of the structure from residential use to commercial use. This includes accessibility improvements required by the above or any other applicable rules or regulations. All building permits required for this project shall pass final inspection prior to issuance of the Authorization to Operate.
4. The applicant must demonstrate to the satisfaction of the Planning and Building Services Department that all lighting meets the requirements of Lassen County Code Section 18.108.155 which states that "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." The applicant shall request that a lighting inspection be conducted prior to issuance of an Authorization to Operate and it must be determined that the above requirements have been met.
5. Prior to issuance of an Authorization to Operate, the applicant shall provide five parking spaces. Said parking will be inspected for compliance with Lassen County Code Chapter 18.104 (Parking Regulations) or any other County Code requirements. Said inspection may be conducted in conjunction with any inspection required for approval of any building permit or as a separate inspection at the discretion of the Planning Director.
6. A floor plan of the proposed commercial and residential space shall be required with the submittal of engineered plans prior to issuance of any building permits.
7. The applicant shall not install any signage until the following condition is satisfied. Future signage proposals are authorized only if all required permits are submitted and approved in accordance with subsection (1) of County Code section 18.106.020 and also

on the condition that all requirements of the California Building Standards Code have been satisfied (e.g. all required building permits have been finalized).

8. Hours of operation are limited to 8:00 AM to 5:00 PM, daily (seven days a week).
9. A licensed septic contractor or engineer familiar with septic system design must be employed to design the septic system for the commercial use as an art gallery and residence. A California licensed contractor with septic system installation experience must be hired to install the septic system as approved by Lassen County Environmental Health. A septic application must be submitted before any site evaluation can be done. The contractor must contact Lassen County Environmental Health to set up an appointment for a site evaluation. A soil profile and perc test may be required as part of the approval process.
10. The property boundaries must be surveyed and marked so they can be considered when determining placement of the septic system and well.
11. Once installed, the leach field must cordoned off in a permanent manner to prevent vehicle traffic or storage over the leach field area.
12. The applicant must obtain an encroachment permit from the Lassen County Public Works Department/Road Division for access off Doyle loop Road, County Road 361.

RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION DISAPPROVING
USE PERMIT 2019-009, MICHAEL SNOOK

WHEREAS, the Planning Commission of Lassen County, after due notice and a public hearing held on December 3, 2019, has considered Use Permit #2019-009, filed by Michael Snook, to operate an Art Gallery (as allowed by Lassen County Code sections 18.16.050(6) and 18.34.030(1)) out of an existing 1,600 square foot residential building located on the subject parcel. The project includes living space within the subject building. The project site is located at 434-860 Doyle Loop Road in Doyle (APN 141-220-06); and

WHEREAS, Lassen County Code Section 18.112.100 sets forth mandatory findings that the Lassen County Planning Commission must make when considering a Use Permit application; and

WHEREAS, the Environmental Review Officer of the County of Lassen has determined that the California Environmental Quality Act does not apply to projects that are disapproved, pursuant to Section 15270 of the 2019 California Environmental Quality Act Guidelines.

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. The proposed project is not consistent with the *Lassen County General Plan, 2000*, and the provisions of Lassen County Code Section 18.112, which establish 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, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare.
3. The Lassen County Planning Commission hereby adopts the Technical Advisory Committee findings from its November 7, 2019, meeting (also contained in the Planning Commission staff report).
4. The Lassen County Planning Commission hereby disapproves Use Permit Application #2019-009, filed by Michael Snook

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 3rd day of December 2019, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

Chairman
Lassen County Planning Commission

ATTEST:

Maurice L. Anderson, Secretary
Lassen County Planning Commission

TECHNICAL ADVISORY COMMITTEE
RECOMMENDED FINDINGS AND CONDITIONS
November 7, 2019
Use Permit File #2019-009, Snook

Use Permits:

- County Planning Director
- County Public Works Director (present, provided findings and no conditions)
- County Surveyor (present, provided findings but no conditions)
- County Sanitarian (present, no findings but provided conditions)
- County Fire Warden (present, no findings or conditions)
- County Assessor (present, no findings or conditions)



County of Lassen
 Department of Planning and Building Services

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

October 28, 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

TO: Technical Advisory Committee
 Agenda Date: November 7, 2019

Zoning & Building
 Inspection Requests
 Phone: 530 257-5263

FROM: Maurice L. Anderson, Director

RE: **USE PERMIT #2019-009, MICHAEL SNOOK.** The applicant is proposing to operate an Art Gallery (as allowed by Lassen County Code sections 18.16.050(6) and 18.34.030(1)) out of an existing 1,600 square foot residential building located on the subject parcel. The project includes living space within the subject building. The subject parcel is zoned A-1 (General Agricultural District) with a land use designation of "Town Center" pursuant to the *Lassen County General Plan, 2000*. The subject property is located at 434-860 Doyle Loop Road in Doyle, CA. APN: 141-220-06-11. Staff Contact: Kelly Mumper, Associate 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 141-220-06 consists of a single legally created parcel.
2. The parcel is zoned A-1 (General Agriculture District) and has a land use designation of "Town Center" in the *Lassen County General Plan, 2000*.
3. Existing improvements on the parcel include a 1,600 square foot building (new roof recently permitted), well, and septic system. Two dilapidated accessory structures have been removed.
4. The applicant has proposed to operate an Art Gallery out of the existing 1,600 square foot building on the subject parcel the project and to incorporate living space to be used by the owner/operator.
5. The proposed Art Gallery is allowed by first securing a use permit pursuant to Lassen County Code Section 18.16.050(6) and 18.34.030(1).
6. The living space component of the application would be allowed by right (pursuant to Lassen County Code section 18.16.040), but is included in this use permit application because it is proposed to be located within the same building and to be used by the owner/operator of the Art Gallery.
7. The proposed commercial and residential space (to be determined by applicant) within the Art Gallery shall be subject to all requirements (if any) of the California Building Standards Code (Title 24 of the California Code of Regulations).

8. The applicant is proposing to paint the existing building, replace and glaze the windows, and keep the mature trees on site.
9. The applicant anticipates one Art Gallery Showing per month not to exceed 25 patrons per event.
10. The applicant is proposing a dirt/gravel parking lot. The proposal must meet the parking requirements found at Lassen County Code Section 18.104.010(1) (G).
11. The applicant does not propose any employees as part of this application, but may consider an employee or employees in the future. Any future proposal to have employees would have to be submitted to the Department of Planning and Building Services to determine if a use permit amendment is required.
12. The applicant has not proposed any signage to be considered in conjunction with this use permit application. Thus any signage that may be proposed after approval of this use permit is subject to all requirements of Title 18 (Zoning) and the California Building Standards Code.
13. Consultation with the Assessor's Office indicates that the building has historically been used as a residence. The Assessor was unable to provide any evidence indicating that the structure has been used in the past for commercial purposes.
14. The Planning and Building Services Department was unable to locate a Certificate of Occupancy for the subject structure.
15. The applicant was asked but did not provide support for the statement in the application that the structure was known and used previously as the "Young Modern Café (other than stating such in the application), or for any other commercial purpose.
16. Review of available records maintained by the Planning and Building Services Department does not indicate any commercial use of the subject building, and in fact, supports the Assessor's Office determination that this is a residential structure.
17. The proposed project cannot be considered a home occupation (as defined by Lassen County Code section 18.14.540) because the proposed size exceeds the 150 square foot limitation of a home occupation.
18. The proposal is consistent with the zoning and land use designation.
19. New exterior lighting is proposed which must meet the lighting requirements found at Lassen County Code Section 18.108.155.
20. The proposed project is located within a FEMA "Zone X" area and is not located in an identified floodplain (Panel #06035C2640D, 9/3/10).

21. The project is subject to the parking regulations (Lassen County Code Chapter 18.104. Five parking spaces are required in accordance with subsection (3)(E) of section 18.104.010 of Lassen County Code (one space for each 300 square feet equals 5.3, which is recommended to be rounded down to five spaces). The size of disabled and standard parking spaces will be determined in accordance with the California Building Standards Code and/or Title 18 (Zoning) of Lassen County Code.
22. Noncompliance with any of the use permit conditions will constitute grounds for revocation of the use permit (pursuant to LCC §18.112.060).
23. The Lassen County Environmental Review Officer has determined that the project is exempt from California Environmental Quality Act (CEQA) pursuant to Section 15303(c) 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. 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. The applicant shall provide evidence satisfactorily demonstrating that the Building Official is satisfied that all requirements (if any) of the California Building Standards Code (Title 24 of the California Code of Regulations) have been met. This includes but is not limited to all requirements (if any) for conversion of the structure from residential use to commercial use. This includes accessibility improvements required by the above or any other applicable rules or regulations. All building permits required for this project shall pass final inspection prior to issuance of the Authorization to Operate.
4. The applicant must demonstrate to the satisfaction of the Planning and Building Services Department that all lighting meets the requirements of Lassen County Code Section 18.108.155 which states that "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.” The applicant shall request that a lighting inspection be conducted prior to issuance of an Authorization to Operate and it must be determined that the above requirements have been met.

5. Prior to issuance of an Authorization to Operate, the applicant shall provide five parking spaces. Said parking will be inspected for compliance with Lassen County Code Chapter 18.104 (Parking Regulations) or any other County Code requirements. Said inspection may be conducted in conjunction with any inspection required for approval of any building permit or as a separate inspection at the discretion of the Planning Director.
6. A floor plan of the proposed commercial and residential space shall be required with the submittal of engineered plans prior to issuance of any building permits.
7. The applicant shall not install any signage until the following condition is satisfied. Future signage proposals are authorized only if all required permits are submitted and approved in accordance with subsection (1) of County Code section 18.106.020 and also on the condition that all requirements of the California Building Standards Code have been satisfied (e.g. all required building permits have been finalized).
8. Hours of operation are limited to 8:00 AM to 5:00 PM, daily (seven days a week)



County of Lassen
Department of Planning and Building Services

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

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

November 7, 2019

TO: Technical Advisory Committee
Agenda Date: November 7, 2019

Zoning & Building
Inspection Requests
Phone: 530 257-5263

FROM: Don Willis, Lassen County Surveyor

RE: Use Permit No. 2019-009 – Michael Loyd Snook.
Assessor’s Parcel Number: 141-220-06.

LASSEN COUNTY SURVEYOR FINDS AS FOLLOWS:

1. The subject parcel is currently owned by Michael Loyd Snook, an unmarried man, as shown at a Grant Deed recorded on July 25, 2019 as Document Number 2019-02752 of the Official Records of Lassen County, California. This parcel is further known as Assessor’s Parcel Number 141-220-06 and is located in portions of Sections 8 and 17, Township 25 North, Range 17 East, Mount Diablo Base and Meridian.
2. The legal description for the parcel noted in Findings Item Number One above is described by a metes and bounds description which represents the boundaries of the parcel denoted by Assessor’s Parcel Number 141-220-06. This parcel is in compliance with the Subdivision Map Act because permits have been issued by the Lassen County Building Department for the parcel. This constitutes “*real property which has been approved for development*” per Section 66499.34 of the Subdivision Map Act and requires a local agency to issue a Certificate of Compliance for the real property if requested by the owner of the real property or by a vendee of the owner.
3. The subject parcel abuts Doyle Loop Road, County Road No. 361, which is in the County maintained road system.

LASSEN COUNTY SURVEYOR RECOMMENDS THE FOLLOWING CONDITIONS FOR USE PERMIT NO. 2019-009 (MICHAEL LOYD SNOOK):

1. None.

Respectfully submitted,

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

RECEIVED

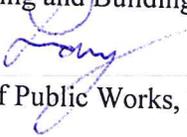
NOV 07 2019

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES

TAC
2019/255

September 27, 2019

TO: County Planning and Building Services

FROM: Larry Millar 
Department of Public Works, Road Department

SUBJECT: Use Permit 2019-009 Michael Snook
Technical Advisory Meeting, November 7, 2019

FINDINGS: Access to the parcel is from Doyle Loop Road, County Road 361, which is in the
County Maintained Road System.

CONDITIONS: Obtain an encroachment permit from the Lassen County Public Works
Department/Road Division for access off Doyle Loop Road, County
Road 361.



LASSEN COUNTY

Health and Social Services Department

RECEIVED

NOV 14 2019

Memorandum

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES

Date: November 7, 2019

To: Technical Advisory Committee
Agenda Date: December 3, 2019 - November 7, 2019

From: Ellen Cognina, Director *Use Permit*

RE: Certificate of Compliance #2019-009, Michael Snook

At the November 7, 2019 TAC meeting the following conditions were verbally added into the record:

1. A licensed septic contractor or engineer familiar with septic system design must be employed to design the septic system for the commercial use as an art gallery and residence. A California licensed contractor with septic system installation experience must be hired to install the septic system as approved by Lassen County Environmental Health. A septic application must be submitted before any site evaluation can be done. The contractor must contact Lassen County Environmental Health to set up an appointment for a site evaluation. A soil profile and perc test may be required as part of the approval process.
2. The property boundaries must be surveyed and marked so they can be considered when determining placement of the septic system and well. *(As stated verbally into the meeting Record)*
3. Once installed, the leach field must be cordoned off in a permanent manner to prevent vehicle traffic or storage over the leach field area.

- HSS Administration**
1445 Paul Bunyan Road
Susanville, CA 96130
(530) 251-8128
- Grant and Loans Division**
1445 Paul Bunyan Road
Susanville, CA 96130
(530) 251-2683
- Behavioral Health**
555 Hospital Lane
Susanville, CA 96130
(530) 251-8108/8112
- Chestnut Annex**
1400-A & B Chestnut Street
Susanville, CA 96130
(530) 251-8112
- Patients' Rights Advocate**
720 Richmond Road
Susanville, CA 96130
(530) 251-8322
- Public Health**
1445 Paul Bunyan Road
Susanville, CA 96130
(530) 251-8183
- Environmental Health**
1445 Paul Bunyan Road
Susanville, CA 96130
(530) 251-8183
- Community Social Services**
PO Box 1359
Susanville, CA 96130
- LassenWORKS
Business & Career Network**
1616 Chestnut Street
Susanville, CA 96130
(530) 251-8152
- Child & Family Services**
1445 Paul Bunyan Road
Susanville, CA 96130
(530) 251-8277
- Adult Services
Public Guardian**
720 Richmond Road
Susanville, CA 96130
(530) 251-8158
- HSS Fiscal**
PO Box 1180
Susanville, CA 96130
(530)251-2614

USE PERMIT #2019-009, MIKE SNOOK





USE PERMIT APPLICATION

FILING FEE: CLASS 1 \$397 CLASS 2 \$571 CLASS 3 \$2,381
 DEPARTMENT OF PLANNING AND BUILDING SERVICES
 707 Nevada Street, Suite 5 · Susanville, CA 96130-3912
 (530) 251-8269 · (530) 251-8373 (fax)
 www.co.lassen.ca.us

RECEIVED

AUG 26 2019

LASSEN COUNTY DEPARTMENT OF PLANNING AND BUILDING SERVICES

Form must be typed or printed clearly in black or blue ink. All sections must be completed in full.

This application consists of one page; only attach additional sheets if necessary.

FILE NO. UP#2019-009

Property Owner/s	Property Owner/s
Name: <u>Michael L. Snook</u>	Name:
Mailing Address: <u>2906 Union St</u>	Mailing Address:
City, ST, Zip: <u>Oakland Ca 94608</u>	City, ST, Zip:
Telephone: <u>510 472</u> Fax: <u>8843</u>	Telephone: Fax:
Email: <u>SNOOK@NIMBYSPACE.ORG</u>	Email:

Applicant/Authorized Representative*	Agent (Land Surveyor/Engineer/Consultant)
Same as above: <input checked="" type="checkbox"/>	Correspondence also sent to: <input type="checkbox"/>
Name:	Name:
Mailing Address:	Mailing Address:
City, ST, Zip:	City, ST, Zip:
Telephone: Fax:	Telephone: Fax:
Email:	Email: License #:

Project Address or Specific Location:			
Deed Reference: Book:	Page:	Year: <u>2019</u>	Doc#: <u>027-52</u>
Zoning: <u>A-1</u>	General Plan Designation:		
Parcel Size (acreage):	Section:	Township:	Range:

Assessor's Parcel Number(s): <u>141-220-06-11</u>	-	-	-
-	-	-	-

Project Description: I would like to create a gallery & office space out of the existing structure (the Young's Modern Cafe) if possible a small living area for my self or guests when in town ie one bedroom and kitchen. In the future a shop for staging & assembly of art & projects might be added

SIGNATURE OF PROPERTY OWNER(S): I HEREBY ACKNOWLEDGE THAT: I have read this application and state that the information given is both true and correct to the best of my knowledge. I agree to comply with all County ordinances and State laws concerning this application.	*SIGNATURE OF APPLICANT/AUTHORIZED REPRESENTATIVE (Representative may sign application on behalf of the property owner only if Letter of Authorization from the owner's is provided).
<u>[Signature]</u> Date: <u>8-22-19</u>	Date:
Date:	Date:

See associated process form for required attachments and instructions.

Site Plan for Mike Snook



Second St.

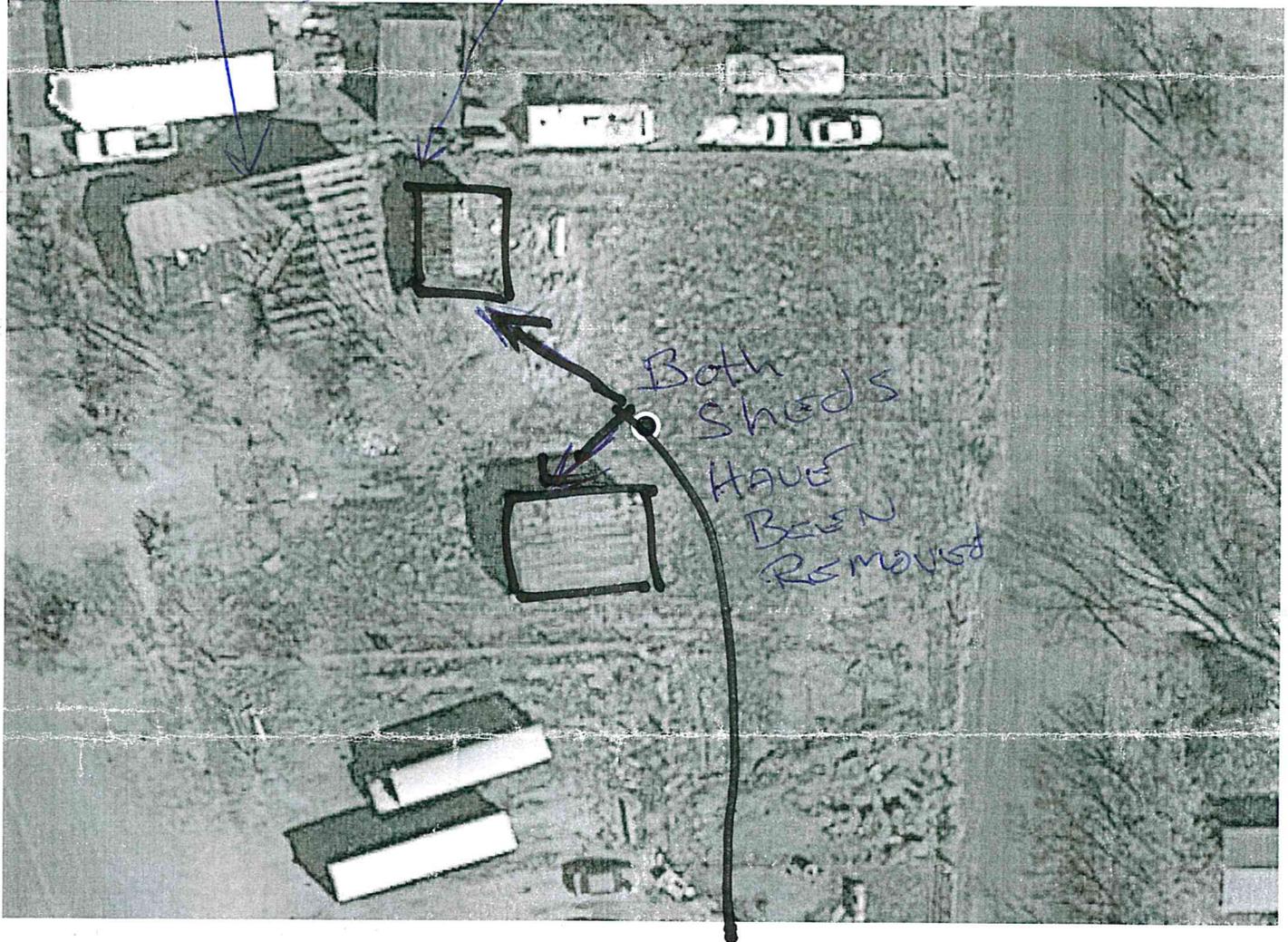
Map Satellite Lot lines

Directions Home Saved Share

Road Satellite Lot lines

this Building will be saved

POWER COMES IN ON A POLE



434-860 Doyle Loop
Doyle, CA 96109

the 2 sheds have been removed



Google Maps



I would like to
 have the trees if possible

Someday a garage or
 shop would be added once
 well & septic is located