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PLANNING COMMISSION MEETING September 1, 2020

FILE NUMBER:	UP #2020-006
PROPERTY OWNER:	J & K Cunningham Properties
APPLICANT:	McHale Sign Co.
TYPE OF APPLICATION:	Use Permit

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LASSEN COUNTY PLANNING COMMISSION
STAFF REPORT
September 1, 2020

FILE NUMBER:	2020-006
PROPERTY OWNER:	J & K Cunningham Properties
APPLICANT:	McHale Sign Co.
TYPE OF APPLICATION:	Use Permit
GENERAL LOCATION:	The project is located at 704-550 Richmond Road East
ASSESSOR'S PARCEL NUMBER:	116-140-64
PROJECT SITE ZONING:	C-T (Town Service District)
GENERAL PLAN:	"Town Service" per <i>Johnstonville Area Plan, 1987</i>
ENVIRONMENTAL DOCUMENT:	Exempt from CEQA pursuant to Sections 15061(b)(3) and 15303 of the 2020 CEQA Guidelines
APPEAL:	Board of Supervisors, Lassen County Code Section 18.112.050, Appeal Period: within 10 days of Planning Commission action
ASSIGNED STAFF:	Stefano Richichi, Senior Planner

AUTHORITY FOR APPLICATION:

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

REGULATING AGENCIES:

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

PROJECT DESCRIPTION: Proposal to place five signs at the approved Susanville Ford Dealership expansion at 704-550 Richmond Road East (across Richmond Road from the existing Susanville Ford dealership). More specifically, according to the applicant, the size of the signs are as follows:

- Sign 1, "Ford": 21 square feet
- Sign 2, "SUSANVILLE": 53.15 square feet
- Sign 3, "Ford": 31 square feet
- Sign 4, "SUSANVILLE": 53.15 square feet
- Sign 5, "SERVICE": 20.84 square feet

All signs have a combination of either blue/white lettering and a blue/white background or trim.

PROJECT SITE CHARACTERISTICS and PERMITTING: There are no completed improvements on-site, although the Department of Planning and Building Services did approve Building Permit #2019-124 for the proposed dealership expansion on June 16, 2020; said expansion is currently under

construction. However, signage was not part of that building permit approval; the number and square footage of the proposed signs require a use permit. See “Lassen County Code” section below.

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

SURROUNDING PROPERTIES: The subject parcel is surrounded mostly by similarly-sized parcels. All of the immediately surrounding parcels are zoned C-T (Town Service District); the existing Susanville Ford dealership is to the west, while California Highway Patrol is to the south. Many parcels have a residential use in the vicinity.

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

GENERAL PLAN AND ZONING:

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

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

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

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

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

Since the proposed signage does not meet the above criteria, a use permit is required.

LOCAL GOVERNMENTAL SERVICES:

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

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

FINDINGS AND RECOMMENDATIONS BY TAC: The Technical Advisory Committee (TAC) met on August 6, 2020, and has developed recommended findings and conditions for consideration by the Planning Commission. The recommended findings and conditions can be found in the memorandums to the TAC, from its members (attached), as well as in the attached draft approving resolution.

RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION APPROVING
USE PERMIT # 2020-006, J & K CUNNINGHAM PROPERTIES

WHEREAS, the Planning Commission of Lassen County, after due notice and a public hearing conducted September 1, 2020, has considered Use Permit Application #2020-006, filed by McHale Sign Co. on behalf of J & K Cunningham Properties, to place five signs at the approved Susanville Ford Dealership expansion at 704-550 Richmond Road East (APN: 116-140-64); and

WHEREAS, according to the applicant, the size of the signs are as follows:

- Sign 1, “Ford”: 21 square feet
- Sign 2, “SUSANVILLE”: 53.15 square feet
- Sign 3, “Ford”: 31 square feet
- Sign 4, “SUSANVILLE”: 53.15 square feet
- Sign 5, “SERVICE”: 20.84 square feet; and

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

WHEREAS, the Environmental Review Officer has determined that this proposal is exempt from the California Environmental Quality Act under Section 15061(b)(3) of the 2020 CEQA Guidelines.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Planning Commission finds as follows:
 - a. That the proposed project is consistent with the *Johnstonville Area Plan, 1987*, the *Lassen County General Plan, 2000*, Lassen County Code Chapter 18.34, Lassen County Code Chapter 18.106, and the provisions of Lassen County Code Chapter 18.112, which establishes the regulations regarding the issuance of Use Permits.
 - b. That the project, as conditioned, will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or to the general welfare.
3. The Lassen County Planning Commission hereby adopts the Technical Advisory Committee’s findings, contained in the Planning Commission staff report.

RESOLUTION NO. _____

4. The Planning Commission hereby concurs with the Environmental Review Officer that the project qualifies for exemptions, pursuant to Section 15061(b)(3) of the 2020 CEQA Guidelines.
5. The Planning Commission hereby approves Use Permit # 2020-006, subject to the conditions of approval set forth in Exhibit "A" attached hereto.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the 1st day of September, 2020, 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 #2020-006

1. Noncompliance with any of the following use permit conditions shall constitute grounds for revocation of the use permit (pursuant to Lassen County Code Section 18.112.060).
2. The Use Permit shall be granted for the use as approved by the Planning Commission. Substantial revisions and/or expansions of the project will require a new Use Permit, subject to the approval of the Planning Commission.
3. Signs shall be unlighted or softly lighted and shall not blink, oscillate, rotate, pulse or be otherwise animated.
4. No sign shall be allowed to fall into disrepair, and any sign damaged or defaced by any means shall be repaired or removed within ten days of notification.

RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION DISAPPROVING
USE PERMIT # 2020-006, J & K CUNNINGHAM PROPERTIES

WHEREAS, the Planning Commission of Lassen County, after due notice and a public hearing conducted September 1, 2020, has considered Use Permit Application #2020-006, filed by McHale Sign Co. on behalf of J & K Cunningham Properties, to place five signs at the approved Susanville Ford Dealership expansion at 704-550 Richmond Road East (APN: 116-140-64); and

WHEREAS, according to the applicant, the size of the signs are as follows:

- Sign 1, “Ford”: 21 square feet
- Sign 2, “SUSANVILLE”: 53.15 square feet
- Sign 3, “Ford”: 31 square feet
- Sign 4, “SUSANVILLE”: 53.15 square feet
- Sign 5, “SERVICE”: 20.84 square feet; and

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

WHEREAS, the California Environmental Quality Act does not apply to projects which a public agency rejects or disapproves, pursuant to Sections 15061(4) and 15270(a) of the Guidelines.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Planning Commission finds as follows:
 - a. That the proposed project is not consistent the *Johnstonville Area Plan, 1987*, the *Lassen County General Plan, 2000*, Lassen County Code Chapter 18.34, Lassen County Code Chapter 18.106, and the provisions of Lassen County Code Chapter 18.112, which establishes the regulations regarding the issuance of Use Permits.
 - b. That the project will, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such use, and/or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare.
3. The Planning Commission hereby disapproves Use Permit # 2020-006.

RESOLUTION NO. _____

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the 1st day of September, 2020, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

Chairman
Lassen County Planning Commission

ATTEST:

Maurice L. Anderson, Secretary
Lassen County Planning Commission

TECHNICAL ADVISORY COMMITTEE
RECOMMENDED FINDINGS AND CONDITIONS

August 6, 2020

File #2020-006, J & K Cunningham Properties

- ☒ County Planning Director
- ☒ County Public Works Director (finding only)
- ☒ County Surveyor (findings only)
- ☐ County Sanitarian
- ☐ County Fire Warden
- ☐ County Assessor



County of Lassen

Department of Planning and Building Services

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

July 15, 2020

Maurice L. Anderson, *Director*
707 Nevada Street, Suite 5
Susanville, CA 96130-3912
Phone: 530 251-8269
Fax: 530 251-8373
email: landuse@co.lassen.ca.us
website: www.co.lassen.ca.us

TO: Technical Advisory Committee
Agenda Date: August 6, 2020

FROM: Maurice L. Anderson, Director

Zoning & Building
Inspection Requests
Phone: 530 257-5263

RE: **USE PERMIT #2020-006, J & K Cunningham Properties (property owner); McHale Sign Co. (applicant).** Proposal to place five signs at the approved Susanville Ford Dealership expansion at 704-550 Richmond Road East, approximately three miles southeast of Susanville at the intersection of U.S. Highway 395 and California State Route 36. The subject parcel is zoned C-T (Town Service District) and has a "Town Service" land use designation in the *Johnstonville Area Plan, 1987*. APN: 116-140-64. Staff Contact: Stefano Richichi, Senior Planner

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

1. The subject parcel is zoned C-T (Town Service District).
2. The subject parcel has a "Town Service" land use designation in the *Johnstonville Area Plan, 1987*.
3. The subject parcel is not within the 100-year flood zone as described by the Federal Emergency Management Agency (FEMA).
4. The applicant is proposing to place five signs at the approved Susanville Ford Dealership expansion at 704-550 Richmond Road East, approximately three miles southeast of Susanville at the intersection of U.S. Highway 395 and California State Route 36.
5. More specifically, according to the applicant, the size of the signs are as follows:
 - Sign 1, "Ford": 21 square feet
 - Sign 2, "SUSANVILLE": 53.15 square feet
 - Sign 3, "Ford": 31 square feet
 - Sign 4, "SUSANVILLE": 53.15 square feet
 - Sign 5, "SERVICE": 20.84 square feet
6. The total square footage of the proposed signage is approximately 179.14 square feet.
7. According to Lassen County Code Sections 18.106.020(8)(A)(iii) and (11), signs that exceed the limitations set forth by Lassen County Code Sections 18.106.020(8)(A)(i) and (ii) require a use permit.
8. Lassen County Code Sections 18.106.020(8)(A)(i) and (ii) state as set forth the following permitting requirements for appurtenant signs:

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

9. Since the proposed signage does not meet the above criteria, a use permit is required,
10. All signs have a combination of either blue/white lettering and a blue/white background or trim.
11. Lassen County Code Section 18.106.040(5) states, "Signs shall be unlighted or softly lighted and shall not blink, oscillate, rotate, pulse or be otherwise animated."
12. Lassen County Code Section 18.106.040(15) states, "No sign shall be allowed to conflict with any applicable policies, provisions and/or requirements of the general plan or an applicable area plan."
13. Lassen County Code Section 18.106.040(16) states, "No sign shall be allowed to fall into disrepair, and any sign damaged or defaced by any means shall be repaired or removed within ten days of notification."
14. Pursuant to Lassen County Code Section 18.112.030, the Technical Advisory Committee shall review all use permit applications (and amendments) and shall prepare recommended conditions of approval for consideration by the County (in this case, the Planning Commission).
15. The following measures from the *Johnstonville Area Plan, 1987*, pertain to the proposal:
 - *Policy 19-B: Land in the vicinity of the Town Center as designated on the land use map shall be designated as town service. These lands are appropriate for mixed commercial residential uses.*
 - *Implementation Measure 19.1: Commercial uses in the mixed commercial/residential districts and occupations shall be carefully regulated to ensure they will remain compatible with the areas in which they are located.*
 - *Implementation Measure 19.2: Lands designated shown on the land use map as town service shall be zoned as "C-T" Town Service District.*
16. The following goals, objectives, implementation measures and descriptions from the *Lassen County General Plan, 2000*, pertain to the proposal:

Designation of Land Uses

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

1. ISSUE: Land Use Compatibility

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

4. ISSUE: Neighborhood Quality

- *GOAL L-8: Neighborhoods which offer safe and pleasant living environments for the residents of Lassen County.*
- *LU21 POLICY: The County supports the need to maintain safe and pleasant living environments and, in consideration of related land use decisions, shall require mitigation of impacts which significantly threaten such qualities.*

6. ISSUE: Commercial Land Uses

- *GOAL L-12: Increase community wealth and the provision of needed commercial services through economic growth and diversification by sustaining and facilitating the expansion of existing commercial operations and by encouraging new commercial ventures.*
- *LU29 POLICY: The County supports the economic viability of existing communities and will minimize the development of scattered commercial uses by directing commercial uses to existing town centers and commercial areas or the orderly expansion of such areas, with limited exceptions including home occupations, agricultural-related sales, and specially-considered local convenience and highway commercial sites.*

ISSUE: Commercial Uses

Lassen County has generally supported and encouraged the development of new, and the retention and expansion of existing, commercial uses and facilities. Such development is

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

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

17. The Planning Commission will determine whether the proposed project is consistent with the *Johnstonville Area Plan, 1987*, and *Lassen County General Plan, 2000*, unless the proposed project is appealed to the Board of Supervisors, in which case, said body would determine the above.
18. The Environmental Review Officer recommends that the Planning Commission find the proposed project exempt from the California Environmental Quality Act under Section 15061(b)(3) of the 2020 CEQA Guidelines, also known as the “common sense” or “general” rule.

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

1. Noncompliance with any of the following use permit conditions shall constitute grounds for revocation of the use permit (pursuant to Lassen County Code Section 18.112.060).
2. The Use Permit shall be granted for the use as approved by the Planning Commission. Substantial revisions and/or expansions of the project will require a new Use Permit, subject to the approval of the Planning Commission.
3. Signs shall be unlighted or softly lighted and shall not blink, oscillate, rotate, pulse or be otherwise animated.
4. No sign shall be allowed to fall into disrepair, and any sign damaged or defaced by any means shall be repaired or removed within ten days of notification.



County of Lassen

Department of Planning and Building Services

• Planning

• Building Permits

• Code Enforcement

• Surveyor

• Surface Mining

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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

July 17, 2020

AUG 06 2020

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES

TO: Technical Advisory Committee
Agenda Date: August 6, 2020

Zoning & Building
Inspection Requests
Phone: 530 257-5263

FROM: Don Willis, Lassen County Surveyor

RE: Use Permit No. 2020-006 – J & K Cunningham Properties.
Assessor's Parcel Number: 116-140-64.

LASSEN COUNTY SURVEYOR FINDS AS FOLLOWS:

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

**LASSEN COUNTY SURVEYOR RECOMMENDS THE FOLLOWING CONDITIONS
FOR USE PERMIT NO. 2020-006 (J & K CUNNINGHAM PROPERTIES):**

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

RECEIVED

707 Nevada Street, Suite 4
Susanville, CA 96130

AUG 06 2020

☎ (530) 251-8288
FAX: (530) 251-2675

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES

TAC
2020/203

July 27, 2020

TO: County Planning and Building Services

FROM: Larry Millar
Department of Public Works, Road Department

SUBJECT: Use Permit 2020-006 J&K Cunningham Properties (property owner),
McHale Sign Co. (applicant)

Technical Advisory Meeting, August 6, 2020

FINDINGS: Access to the parcel is from Richmond Road, County Road 203 which is in the
County Maintained Road System.

CONDITIONS: None



LASSEN COUNTY
ENVIRONMENTAL HEALTH DEPARTMENT
1445 Paul Bunyan Road Susanville, CA 96130 (530) 251-8528 Fax (530) 251-2668

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Memorandum

AUG 17 2020

Date: August 17, 2020

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES

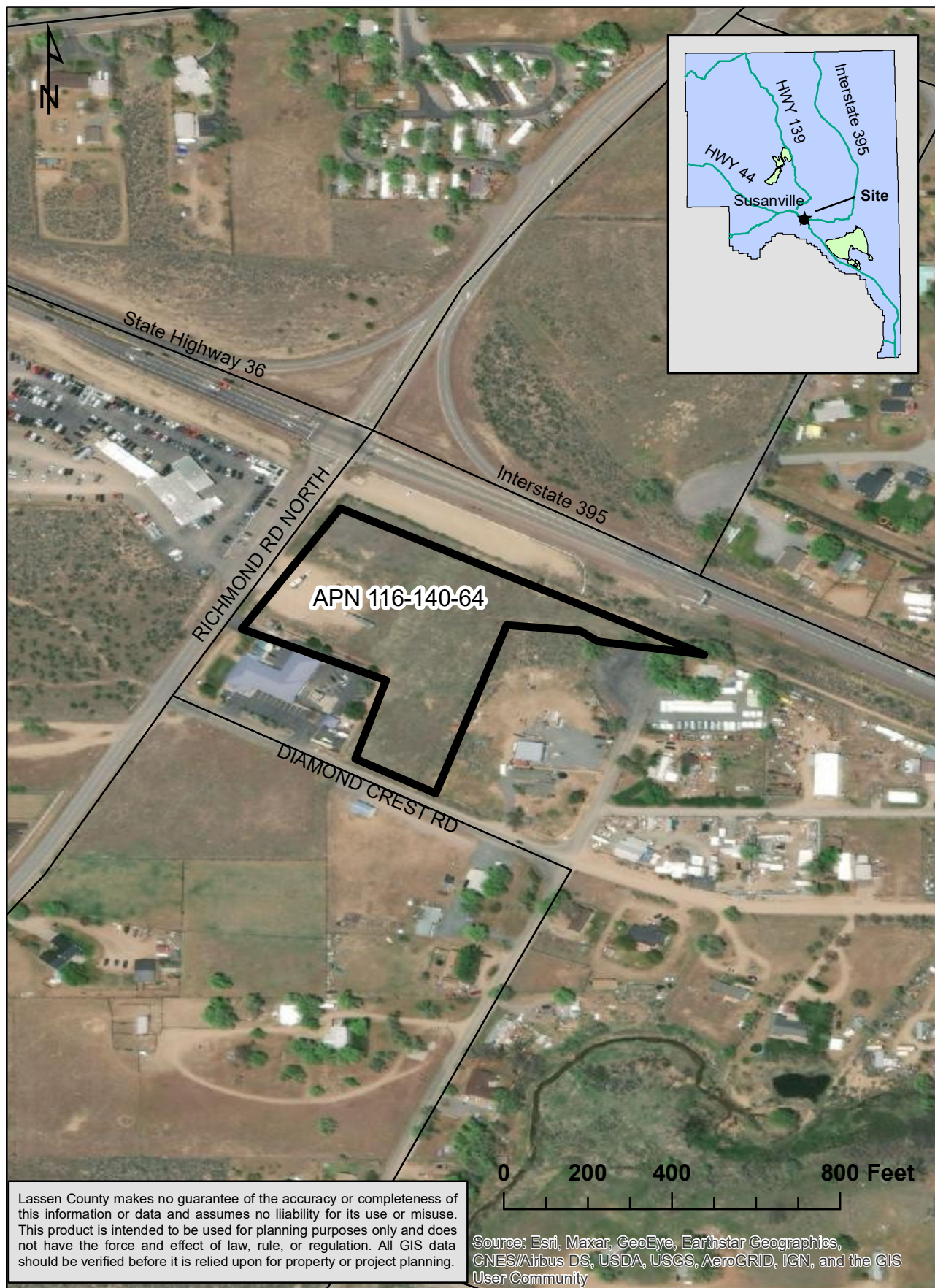
To: Technical Advisory Committee
Agenda Date: September 1, 2020

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

RE: Use Permit #2020-006, J&K Cunningham Properties; McHale Sign Co.

The Lassen County Environmental Health Department has no conditions for this Use Permit.

Use Permit #2020-006, J & K Cunningham Properties





USE PERMIT APPLICATION

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

and ENVIRONMENTAL HEALTH FEE: \$85

DEPARTMENT OF PLANNING AND BUILDING SERVICES

707 Nevada Street, Suite 5 • Susanville, CA 96130-3912

(530) 251-8269 • (530) 251-8373 (fax)

www.co.lassen.ca.us

RECEIVED

JUN 30 2020

LASSEN COUNTY DEPARTMENT OF

PLANNING AND BUILDING SERVICES

FILE NO. UP#2020-006

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.

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

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

Project Address or Specific Location: <u>704-485 RICHMOND RD E</u> <u>704-550 Richmond Rd E</u>			
Deed Reference: Book:	Page:	Year:	Doc#:
Zoning:	General Plan Designation:		
Parcel Size (acreage):	Section:	Township:	Range:

Assessor's Parcel Number(s):	<u>116 - 130 - 32</u>	<u>116 - 140 - 64</u>	- -
- -	- -	- -	- -

Project Description:	<u>INSTALL NEW SIGNAGE PER PROVIDED PLANS.</u>
<u>see 7/8/20</u>	
<u>email SR</u>	
<u>from Eric Ernst</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).
<u>[Signature]</u> Date: <u>6/30/2020</u>	<u>[Signature]</u> Date: <u>6/30/2020</u>
Date:	Date: <u>06/30/2020</u>

See associated process form for required attachments and instructions.



USE PERMIT SIGN SUPPLEMENT
DEPARTMENT OF PLANNING AND BUILDING SERVICES
707 Nevada Street, Suite 5 · Susanville, CA 96130-3912
(530) 251-8269 · (530) 251-8373 (fax)
www.co.lassen.ca.us

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JUN 30 2020

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES

FILE NO. UP #2020-006

Form must be typed or printed clearly in black or blue ink. This supplement consists of one page.
Please complete the following application supplement and attach to the Use Permit Application. Answer all questions that are related to the proposed use.

1. Existing use of property: COMMERCIAL - VEHICLE SALES
2. Is the proposed sign: ☒ Appurtenant (On-site) ☐ Non-Appurtenant (Off-site)
3. Height of sign face: 3'6" Width of sign face: 8'0"
4. Total area of sign: 21 (sq. ft)
5. Total height of sign (ground to top): APPROX 19'
6. Setbacks: From front property line: MOUNTED ON BUILDING From side property line: MOUNTED ON BUILDING
7. Will the sign be double-sided: ☐ Yes ☒ No
8. Text of first side to read: FORD
Color of background: BLUE Color of lettering: WHITE
If double sided, text of second side to read: _____
Color of background: _____ Color of lettering: _____
9. Will the sign be illuminated: ☒ Yes ☐ No If yes, Type: _____
10. Additional description (if any): (SIGN #1) GLOBALLY RECOGNIZED BRAND LOGO
11. Please attach a detailed plot plan, drawn to scale, showing proposed location of the proposed sign.
12. Attach an exact scaled example of the proposed sign.



USE PERMIT SIGN SUPPLEMENT
DEPARTMENT OF PLANNING AND BUILDING SERVICES
707 Nevada Street, Suite 5 · Susanville, CA 96130-3912
(530) 251-8269 · (530) 251-8373 (fax)
www.co.lassen.ca.us

FILE NO. UP2020-006

Form must be typed or printed clearly in black or blue ink. This supplement consists of one page.
Please complete the following application supplement and attach to the Use Permit Application. Answer all questions that are related to the proposed use.

1. Existing use of property: COMMERCIAL - VEHICLE SALES
2. Is the proposed sign: ☒ Appurtenant (On-site) ☐ Non-Appurtenant (Off-site)
3. Height of sign face: 26" Width of sign face: 24' 6.375"
4. Total area of sign: 53.15 (sq. ft)
5. Total height of sign (ground to top): APPROX 19'
6. Setbacks: From front property line: MOUNTED ON BUILDING From side property line: MOUNTED ON BUILDING
7. Will the sign be double-sided: ☐ Yes ☒ No
8. Text of first side to read: SUSANVILLE
Color of background: WHITE Color of lettering: BLUE
If double sided, text of second side to read: _____
Color of background: _____ Color of lettering: _____
9. Will the sign be illuminated: ☒ Yes ☐ No If yes, Type: _____
10. Additional description (if any): (SIGN #2)
11. Please attach a detailed plot plan, drawn to scale, showing proposed location of the proposed sign.
12. Attach an exact scaled example of the proposed sign.



USE PERMIT SIGN SUPPLEMENT
DEPARTMENT OF PLANNING AND BUILDING SERVICES
707 Nevada Street, Suite 5 · Susanville, CA 96130-3912
(530) 251-8269 · (530) 251-8373 (fax)
www.co.lassen.ca.us

FILE NO. UP #2020-006

Form must be typed or printed clearly in black or blue ink. This supplement consists of one page.
Please complete the following application supplement and attach to the Use Permit Application. Answer all questions that are related to the proposed use.

1. Existing use of property: COMMERCIAL - VEHICLE SALES
2. Is the proposed sign: ☒ Appurtenant (On-site) ☐ Non-Appurtenant (Off-site)
3. Height of sign face: 4'2" Width of sign face: 9'7"
4. Total area of sign: 31 (sq. ft)
5. Total height of sign (ground to top): APPROX 19'
6. Setbacks: From front property line: MOUNTED ON BUILDING From side property line: MOUNTED ON BUILDING
7. Will the sign be double-sided: ☐ Yes ☒ No
8. Text of first side to read: FORD
Color of background: BLUE Color of lettering: WHITE
If double sided, text of second side to read: _____
Color of background: _____ Color of lettering: _____
9. Will the sign be illuminated: ☒ Yes ☐ No If yes, Type: _____
10. Additional description (if any): (SIGN #3) GLOBALLY RECOGNIZED BRAND LOGO
11. Please attach a detailed plot plan, drawn to scale, showing proposed location of the proposed sign.
12. Attach an exact scaled example of the proposed sign.



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DEPARTMENT OF PLANNING AND BUILDING SERVICES
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FILE NO. UP# 2020-006

Form must be typed or printed clearly in black or blue ink. This supplement consists of one page.
Please complete the following application supplement and attach to the Use Permit Application. Answer all questions that are related to the proposed use.

1. Existing use of property: COMMERCIAL - VEHICLE SALES
2. Is the proposed sign: ☒ Appurtenant (On-site) ☐ Non-Appurtenant (Off-site)
3. Height of sign face: 26" Width of sign face: 24' 6.375"
4. Total area of sign: 53.15 (sq. ft)
5. Total height of sign (ground to top): APPROX 19'
6. Setbacks: From front property line: MOUNTED ON BUILDING From side property line: MOUNTED ON BUILDING
7. Will the sign be double-sided: ☐ Yes ☒ No
8. Text of first side to read: SUSANVILLE
Color of background: WHITE Color of lettering: BLUE
If double sided, text of second side to read: _____
Color of background: _____ Color of lettering: _____
9. Will the sign be illuminated: ☒ Yes ☐ No If yes, Type: _____
10. Additional description (if any): (SIGN #4)
11. Please attach a detailed plot plan, drawn to scale, showing proposed location of the proposed sign.
12. Attach an exact scaled example of the proposed sign.



USE PERMIT SIGN SUPPLEMENT
DEPARTMENT OF PLANNING AND BUILDING SERVICES
707 Nevada Street, Suite 5 · Susanville, CA 96130-3912
(530) 251-8269 · (530) 251-8373 (fax)
www.co.lassen.ca.us

FILE NO. UP # 2020-06

Form must be typed or printed clearly in black or blue ink. This supplement consists of one page.
Please complete the following application supplement and attach to the Use Permit Application. Answer all questions that are related to the proposed use.

1. Existing use of property: COMMERCIAL - VEHICLE SALES
2. Is the proposed sign: ☒ Appurtenant (On-site) ☐ Non-Appurtenant (Off-site)
3. Height of sign face: 19.5" Width of sign face: 12' 9.875"
4. Total area of sign: 20.84 (sq. ft)
5. Total height of sign (ground to top): APPROX 19'
6. Setbacks: From front property line: MOUNTED ON BUILDING From side property line: MOUNTED ON BUILDING
7. Will the sign be double-sided: ☐ Yes ☒ No
8. Text of first side to read: SERVICE
Color of background: WHITE Color of lettering: WHITE
If double sided, text of second side to read: _____
Color of background: _____ Color of lettering: _____
9. Will the sign be illuminated: ☒ Yes ☐ No If yes, Type: _____
10. Additional description (if any): (SIGN #5)
11. Please attach a detailed plot plan, drawn to scale, showing proposed location of the proposed sign.
12. Attach an exact scaled example of the proposed sign.

LEGEND	
EXISTING FACILITY	- SF
NEW ADDITION	17,560 SF
TOTAL	17,560 SF

TOTAL FORD PV - 135

REQUIRED	EXISTING
GROSS LAND	5.9 acres
NET USABLE LAND	1.31 acres
	4.2 acres

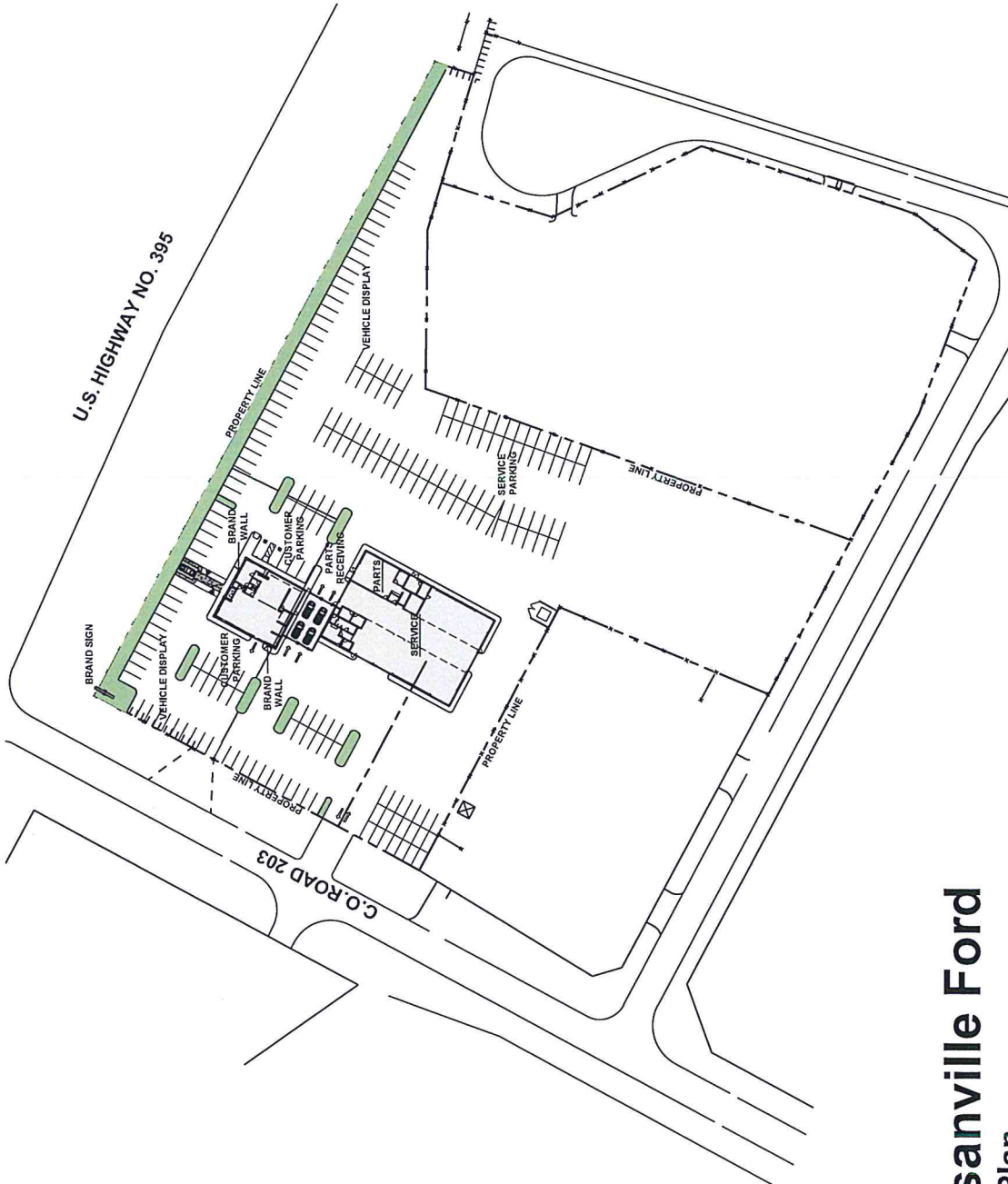
GENERAL NOTES:
 SITE CIRCULATION & LANDSCAPE AREAS ARE NOT INCLUDED IN NET USABLE LAND.
 ANY EXISTING SIGN(S) TO BE RELOCATED, INCLUDING THE BRAND SIGN(S) (PYLON OR MONUMENT) MUST BE PROCESSED THROUGH THE FORD RETAIL I.D. PROGRAM.

LOCAL ARCHITECT TO VERIFY IN FIELD ALL EXISTING BUILDING CONDITIONS AND IDENTIFY ANY POTENTIAL ISSUES OF CONCERN WITH FORD LAND, IF DESIGN IS EFFECTED.

RECEIVED

JUN 30 2020

LASSEN COUNTY DEPARTMENT OF
 PLANNING AND BUILDING SERVICES



Susanville Ford

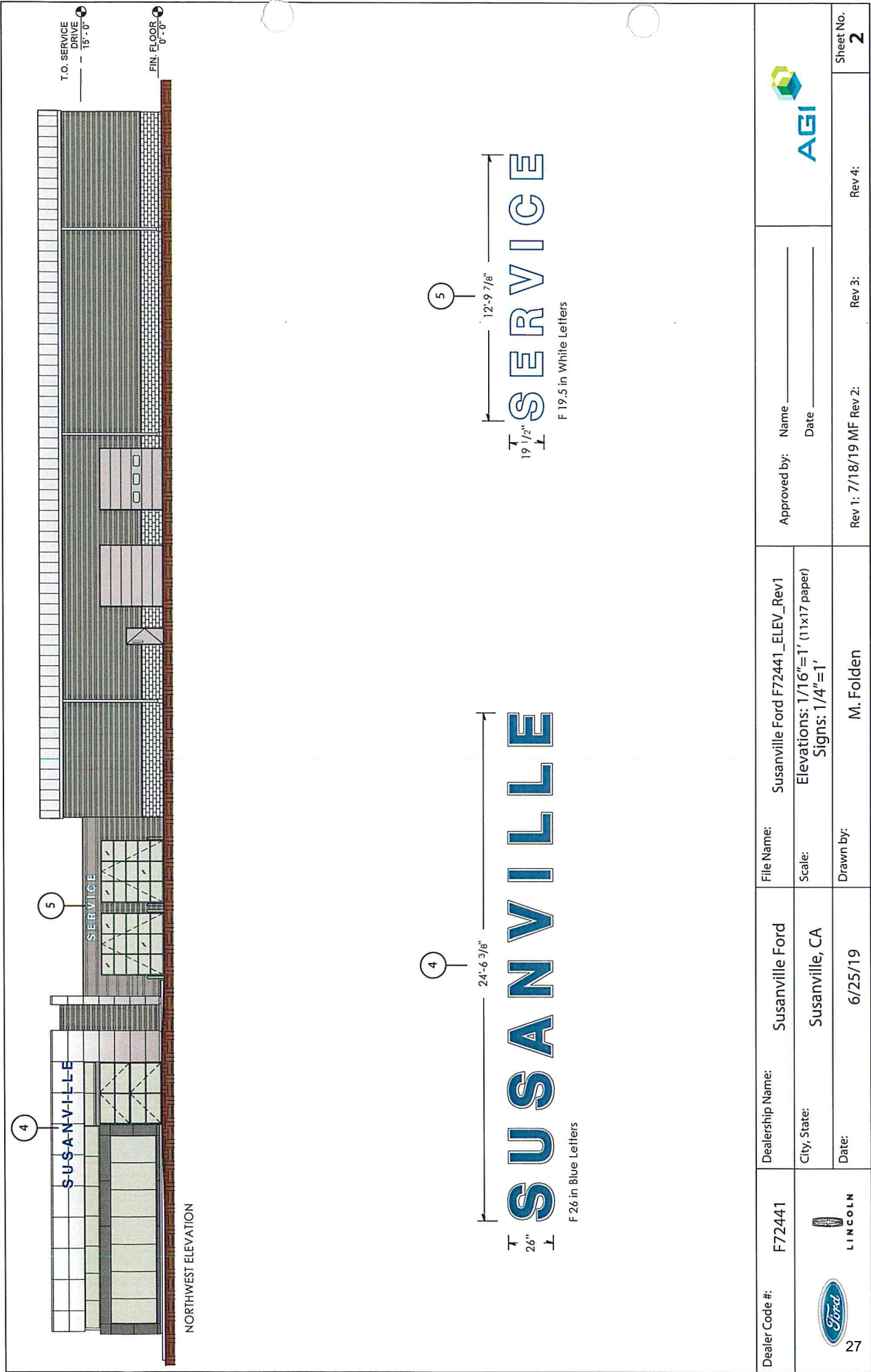
Site Plan

For communication of design intent only. Local architect must review for code compliance. These drawings are not suited or intended for construction or fabrication. All contents on this sheet are confidential. Information and all rights therein are and will remain the property of Ford Motor Company.



ADDITIONAL PROTOTYPICAL DRAWINGS AND DETAILS FOR THE FORD TRUSTMARK FACILITY DESIGN CAN BE FOUND AT
WWW.FORDSIGNATUREDESIGN.COM

Date: 02.21.2019
 City / State / Zip: Susanville, CA 96130



Dealer Code #:	F72441	Dealership Name:	Susanville Ford	File Name:	Susanville Ford F72441_ELEV_Rev1	Approved by:	Name _____ Date _____	AGI	Sheet No.	2
		City, State:	Susanville, CA	Scale:	Elevations: 1/16"=1' (11x17 paper) Signs: 1/4"=1'				Rev 1:	7/18/19 MF Rev 2:
		Date:	6/25/19	Drawn by:	M. Folden				Rev 3:	
									Rev 4:	



Project Title

Date 11.09.15

AGI EOR M. SMITH

Lead Drafter RMP

Drawn By ELB/RAA

Project Mgr. M. DUBLINSKI

General Sign Specifications

☐ Interior ☒ Exterior

☐ Single Faced ☐ Double Faced

☐ Non-Illuminated ☒ Illuminated

120 Volts _____ Amps(+/-)

Location _____

Windload 90 MPH / IRC 2009

Change

Date

Drawn By

Drawing Revisions

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Code

Type

8109

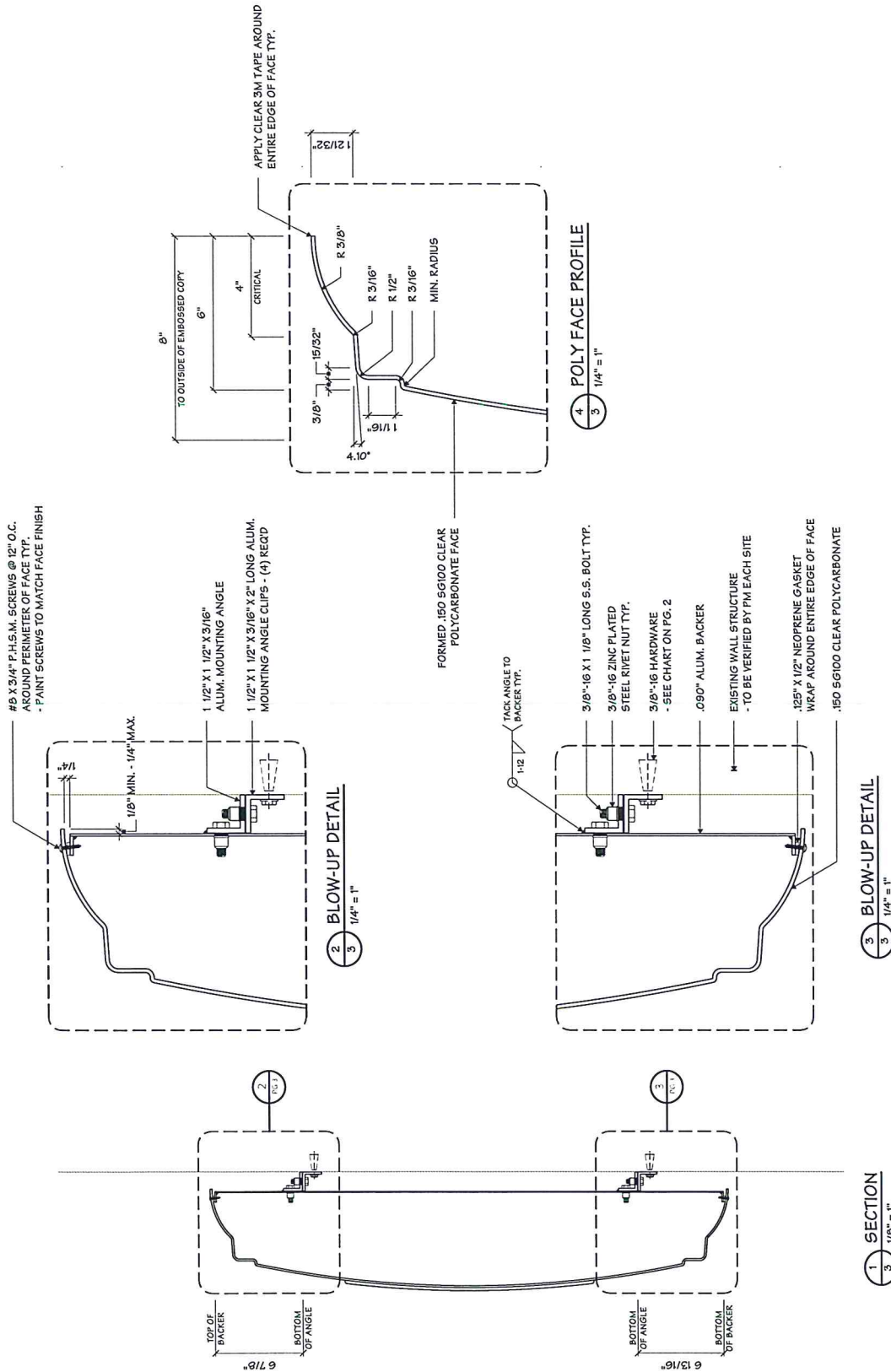
A

Sign Type

F-COVI-21-SF

PG. 41

3





Project Title

Sign Type
F-COV-31-WF

Drawing Type
SECTION DETAILS

Date 06.05.13

Adt. EDR M. SMITH
 Lead Designer ELB
 Drawn By ELB
 Project Mgr. J. OVERTON

General Sign Specifications
☐ Interior ☒ Exterior
☐ Single Faced ☐ Double Faced

☐ Non-Illuminated
☒ Illuminated
 120 Volts 3.1 Amps(1/2)
 277 Volts Amps(1/2)

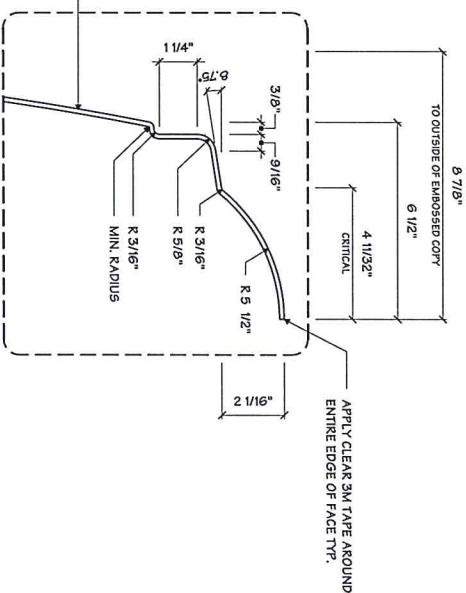
☒ U/L Listed ☐ Non U/L Listed
 Location _____
 Windload 90 MPH / 2005 IBC
 Area 31 SF Weight 198 LBS.

Drawing Revisions

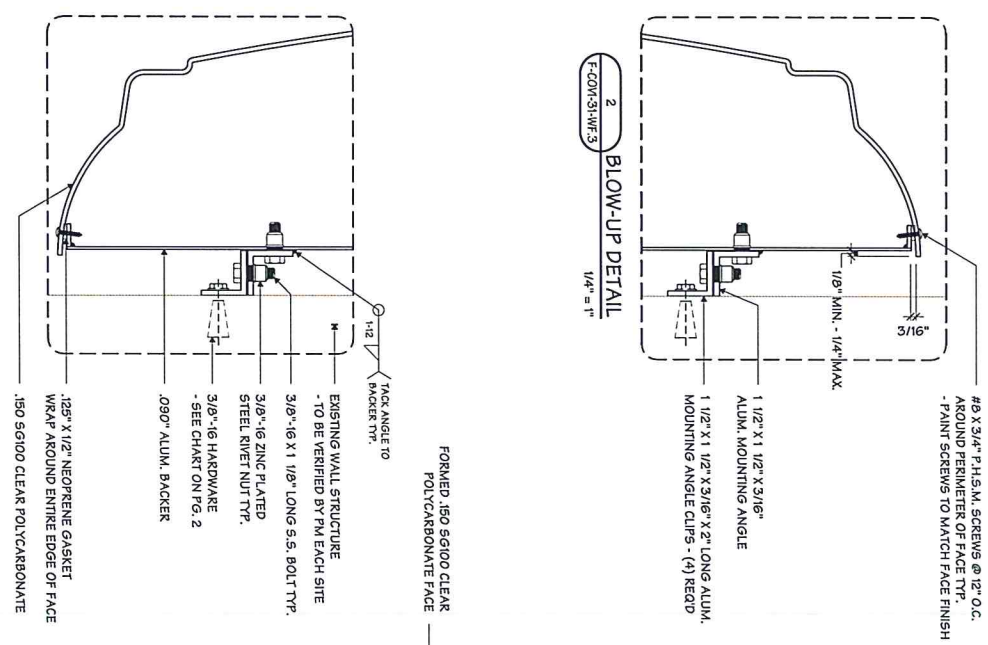
Drawn By	Date	Change

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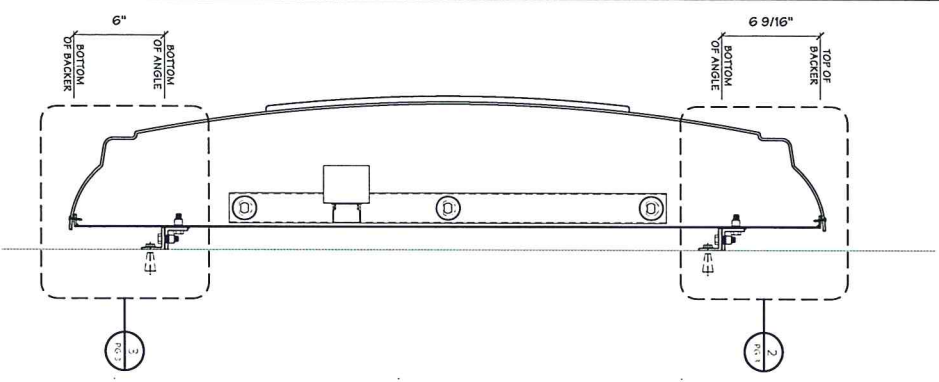
Approved By M. SMITH
 Date Approved _____
 Code 12557 Type A
 Job Number T.B.D.
 Sheet Number F-COV-31-WF.3 Rev. A



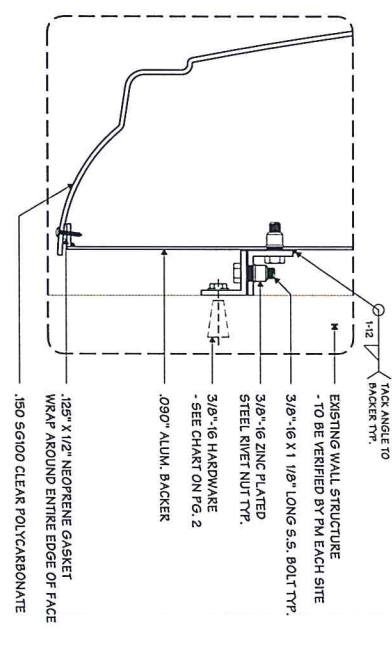
4 POLY FACE PROFILE
1/4" = 1"



2 BLOW-UP DETAIL
1/4" = 1"



1 SECTION
1/8" = 1"



3 BLOW-UP DETAIL
1/4" = 1"

Drawn By	Date	Change
BLG	01.08.12	LED LAYOUT
BLG	05.14.13	LED LAYOUT
HWJ	08.05.19	LED CHANGE

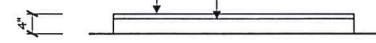
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TRANSLUCENT WHITE #7328 ACRYLIC FACE W/ SURFACE APPLIED
 TRANSLUCENT INK TO MATCH SM FORD BLUE
 W/ WEEDED OUT BORDER TO SHOW THROUGH WHITE

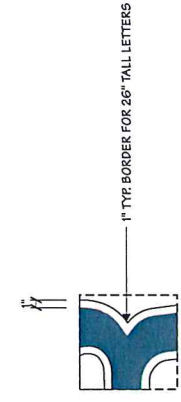


1 FRONT ELEVATION
DNL-25.1 3/8" = 1' - 0"

JEWELITE TRIM IS BRUSHED CHROME
 RETURNS TO BE SATIN ANODIZED



2 SIDE ELEVATION
DNL-25.1 1/2" = 1' - 0"



3 DETAIL SECTION
DNL-25.1 3/4" = 1' - 0"

Architectural Graphics Incorporated
2655 International Parkway
Virginia Beach, VA 23450
(757)427-1000

AGI

Project Title
FORD MOTOR COMPANY

Sign Type
DNL-25

Drawing Type
SECTION

Date 12.18.12

Adi Edt M. SMITH
Lead Drafter ELB
Drawn By BLG
Project Mgr. J. OVERTON

General Sign Specifications
☐ Interior ☒ Exterior
☐ Single Faced ☐ Double Faced
☐ Non-Illuminated
☒ Illuminated
 120 Volts _____ Amps(+/-)
 277 Volts _____ Amps(+/-)
☐ UL Listed ☐ Non UL Listed
 Location _____
 Windload _____
 Area _____ Sq. Ft. Weight _____ Lbs.

Approved By _____
Date Approved _____

Code 12557 **Type** C

Job Number _____

Sheet Number DNL-25.2

MOUNTING HARDWARE CHART

	MASONRY	WOOD	METAL
1/4" ZINC PLATED STEEL			
THREADED ROD THRU WALL			
1/4" LAGS WITH SHIELDS			
1/4" LAG BOLTS			
1/4" TOGGLE BOLTS			

NOTE:
 1) THREADED ROD WILL BE PROVIDED STANDARD
 - ALL OTHER HARDWARE IS TO BE PROVIDED BY THE INSTALLER AS REQ.
 2) DESIGN INTENDED FOR NOT GREATER THAN 3RD STORY MOUNTING - HIGHER ELEVATIONS REQUIRE REVIEW

1" JEWELITE TRIM FASTENED W/ #6 X 1/2" LONG S.S.P.H. SHEET METAL SCREWS @ 19" O.C. - MAX. PER LETTER .040" ALUM. RETURNS STAPLED TO ALUM. BACK

ZINC COATED STEEL RIVET NUT

STEEL HARDWARE AS REQ - SEE CHART

WOOD BLOCKING AS REQ BY INSTALLER

3/16" TRANSLUCENT WHITE #7320 ACRYLIC FACE

ELECTRICAL JUNCTION BOX @ EACH LETTER CONNECTION

1/2" LIQUID TITE FLEXIBLE CONDUIT FITTAILS .063" ALUM. BACK - PRE FINISHED WHITE INSIDE - AGILIGHT ULTRA 450 75K WHITE LED MODULES

CARLING TYPE EXTERNAL DISCONNECT SWITCH

2" X 3/16" SPACER W/ 1/4" HARDWARE AS REQ.

1/4" VEE HOLES W/ LIGHT SHIELD AS REQ

TRANSFORMER BOX TO HOUSE POWER SUPPLIES

1/2" X 6" - 0" LONG FLEXIBLE LIQUID TITE CONDUIT WHIP TO OWNER PROVIDED POWER SUPPLY

SECTION VIEW
DNL-25.2 1/4" = 1"

