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## PLANNING COMMISSION MEETING September 1, 2020

FILE NUMBER:	UP #2020-005
PROPERTY OWNER:	Koch Living Trust et al.
APPLICANT:	Keith Koch
TYPE OF APPLICATION:	Use Permit

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LASSEN COUNTY PLANNING COMMISSION  
STAFF REPORT  
September 1, 2020

FILE NUMBER: 2020-005  
PROPERTY OWNER: Koch Living Trust et al.  
TYPE OF APPLICATION: Use Permit  
GENERAL LOCATION: The project is located at 495-095 Highway 139,  
Susanville, CA 96130  
ASSESSOR'S PARCEL NUMBER: 091-010-30  
PROJECT SITE ZONING: U-C-2 (Upland Conservation/Resource Management  
District)  
GENERAL PLAN: "Extensive Agriculture" per *Lassen County General  
Plan, 2000*  
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

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AUTHORITY FOR APPLICATION:

Use Permit Ordinance, Lassen County Code Chapter 18.112  
Second Housing Unit Ordinance, Lassen County Code Section 18.108.270

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REGULATING AGENCIES:

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

PROJECT DESCRIPTION: Proposal to construct a 720-square-foot second dwelling unit.

PROJECT SITE CHARACTERISTICS and PERMITTING: Existing improvements onsite include an existing single-family residence with a well and septic system and several accessory buildings. The subject parcel is approximately 40 acres in size.

ACCESS: The project site is located at 495-095 Highway 139, Susanville, CA 96130. Access is from State Route 139, which is not in the County-maintained system. Previously, the California Department of Transportation (Caltrans) issued an encroachment permit for access to the site; Caltrans received notice of this public hearing and has not provide further comment.

SURROUNDING PROPERTIES: The subject parcel is surrounded mostly by similarly-sized parcels, although to the north, there are several parcels that are 10.43 acres in size. All of the immediately

surrounding parcels are zoned U-C-2 (Upland Conservation/Resource Management District) and are unimproved. Lands to the east are managed by the Bureau of Land Management.

	<b>Zoning</b>	<b>Parcel Size</b> (acres)	<b>Land Use Designation</b> ( <i>Lassen County General Plan, 2000</i> )
<b>North</b>	U-C-2	10.43	“Extensive Agriculture”
<b>East</b>	U-C-2	27	“Extensive Agriculture”
<b>South</b>	U-C-2	42.69	“Extensive Agriculture”
<b>West</b>	U-C-2	39.99	“Extensive Agriculture”

**GENERAL PLAN AND ZONING:**

The parcel is zoned U-C-2 (Upland Conservation/Resource Management District) and is designated “Extensive Agriculture” by the *Lassen County General Plan, 2000*.

**LASSEN COUNTY CODE:** Per Lassen County Code Section 18.69.030, the U-C-2 zoning district allows a second single-family dwelling by right if the dwelling is “to be used in conjunction with an operating agricultural unit and is located on a parcel which meets the minimum size criteria.” Per the applicant’s conversation with staff at the planning counter, the proposed second residence will not be used in conjunction with an operating agricultural unit, as none exists on the parcel. Furthermore, the U-C-2 district has an 80-acre minimum parcel size; the subject parcel is approximately 40 acres in size.

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 Section 18.108.270, “...in any zone on a parcel of land where there is in existence a legally-established ‘single-family dwelling,’ as defined in this title, a ‘second dwelling unit,’ may be allowed by the planning commission, upon first securing a use permit pursuant to Chapter 18.112 of [Title 18 of the Lassen County Code].” Because there is a legally-established single-family dwelling on the subject parcel, a second dwelling may be allowed by use permit.

In addition, according to Lassen County Code Section 18.108.270(2), in zones other than R-1 zones, such second dwelling unit shall be subject to the following:

- (a) Maximum living area shall not exceed one thousand four hundred square feet, or eighty percent of the floor area of the primary dwelling, whichever is greater. Garages and other fully enclosed areas attached to the existing and proposed dwellings shall be considered part of the floor area for purposes of establishing the eighty percent maximum.
- (b) Architectural design of the second dwelling unit shall be visually compatible with, and complimentary to, the existing single-family dwelling located on the property and others in the vicinity.

- (c) One additional off-street parking space shall be required.
- (d) Second dwelling unit must be individually approved by the county health department.
- (e) Design review shall be required.

Unless the Planning Commission finds otherwise, parking at the site is adequate such that an additional off-street parking space is not necessary. This use permit application also serves the purposes of design review. The proposed project is consistent with the architectural requirements found at Lassen County Code Section 18.108.235,<sup>1</sup> except that it has a 2.5 in 12 mono-pitched roof. The Planning Commission has the authority to approve deviations from the County's architectural standards.

#### LOCAL GOVERNMENTAL SERVICES:

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

ENVIRONMENTAL DOCUMENT: The Environmental Review Officer of Lassen County has determined that this proposal is exempt from the California Environmental Quality Act under Sections 15061(b)(3) and 15303 of the 2020 CEQA Guidelines. In addition to the "common sense" exemption, the other exemption applies for the conversion of a second dwelling unit in a residential zone, respectively.

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.

In addition, because the County Fire Warden was not in attendance at the above meeting, the Department of Planning and Building Services recommended (and the TAC approved) a recommended condition that the applicant secure approval from the County Fire Warden for access to the proposed second residence before issuance of the Authorization to Operate for this project. Said recommendation has been included in the attached draft resolution of approval.

Lastly, since the Department of Public Works was not in attendance the TAC also adopted a recommended condition that the applicant secure an encroachment permit from the Department of Public Works. However, after the TAC meeting, the Director of Public Works provided a letter stating that no encroachment permit from the Department of Public Works is necessary.

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<sup>1</sup> The proposed residence has 12-inch roof overhangs on the sides and gabled ends, fiber cement siding, and a metal roof.



RESOLUTION NO. \_\_\_\_\_

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION APPROVING  
USE PERMIT # 2020-005, KOCH LIVING TRUST, ET AL.

WHEREAS, the Planning Commission of Lassen County, after due notice and a public hearing conducted September 1, 2020, has considered Use Permit Application #2020-005, filed by Keith Koch, to construct a 720-square-foot second dwelling unit at 495-095 Highway 139, Susanville, CA 96130 (APN: 091-010-30); 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 Sections 15061(b)(3) and 15303 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 *Lassen County General Plan, 2000*, Lassen County Code Chapter 18.69, Section 18.108.270, 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.
4. The Planning Commission hereby concurs with the Environmental Review Officer that the project qualifies for exemptions, pursuant to Sections 15061(b)(3) and 15303 of the 2020 CEQA Guidelines.
5. The Planning Commission hereby approves Use Permit # 2020-005, subject to the conditions of approval set forth in Exhibit "A" attached hereto.

RESOLUTION NO. \_\_\_\_\_

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the 1<sup>st</sup> 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 #2020-005

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 must secure approval from the Environmental Health Department for the second housing unit and its related septic system.
4. The second housing unit shall not be painted in florescent, luminescent, or other extreme colors which detract from the appearance of the neighboring property, the community as a whole or the natural environment.
5. Prior to issuance of an Authorization to Operate or any residential occupancy, all required building permits must be secured and pass a final inspection. Residential occupancy is not allowed until an appropriate Certificate of Occupancy is issued.
6. Prior to issuance of the Authorization to Operate, the applicant must secure approval from the County Fire Warden for access to the proposed second residence.
7. The applicant must submit a septic system application and plan to the Environmental Health Department for evaluation and approval prior to the construction of said septic system or the expansion of the current septic system. Any such septic system must conform to the Lassen County Local Area Management Program (LAMP).

RESOLUTION NO. \_\_\_\_\_

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION DISAPPROVING  
USE PERMIT # 2020-005, KOCH LIVING TRUST, ET AL.

WHEREAS, the Planning Commission of Lassen County, after due notice and a public hearing conducted September 1, 2020, has considered Use Permit Application #2020-005, filed by Keith Koch, to construct a 720-square-foot second dwelling unit at 495-095 Highway 139, Susanville, CA 96130 (APN: 091-010-30); 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 with the *Lassen County General Plan, 2000*, Lassen County Code Chapter 18.69, Section 18.108.270, 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 # 2020-005.

RESOLUTION NO. \_\_\_\_\_

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the 1<sup>st</sup> 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 #2020-005, Koch

- ☒ 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 16, 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

Zoning & Building  
Inspection Requests  
Phone: 530 257-5263

FROM: Maurice L. Anderson, Director

RE: **USE PERMIT #2020-005, Koch Living Trust et al.** Proposal to construct a 720-square-foot second dwelling unit. The subject parcel is zoned U-C-2 (Upland Conservation/Resource Management District) and has an "Extensive Agriculture" land use designation in the Lassen County General Plan, 2000. The proposed project is exempt from the California Environmental Quality Act (CEQA) under Sections 15061(b)(3) and 15303 of the 2020 CEQA Guidelines. The subject parcel is located approximately one mile north of the northern boundary of Willow Creek Valley (and approximately 17 miles north of Susanville) at 495-095 Highway 139, Susanville, CA 96130. APN: 091-010-30. 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 U-C-2 (Upland Conservation/Resource Management District).
2. The subject parcel has an "Extensive Agriculture" land use designation in the Lassen County General Plan, 2000.
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 construct a 720-square-foot second dwelling unit.
5. According to Lassen County Code Section 18.108.270, "...in any zone on a parcel of land where there is in existence a legally-established 'single-family dwelling,' as defined in this title, a 'second dwelling unit,' may be allowed by the planning commission, upon first securing a use permit pursuant to Chapter 18.112 of [Title 18 of the Lassen County Code]."
6. Furthermore, according to Lassen County Code Section 18.108.270(2), in zones other than R-1 zones, such second dwelling unit shall be subject to the following:
  - (a) Maximum living area shall not exceed one thousand four hundred square feet, or eighty percent of the floor area of the primary dwelling, whichever is greater. Garages and other fully enclosed areas attached to the existing and proposed dwellings shall be considered part of the floor area for purposes of establishing the eighty percent maximum.



- (b) Architectural design of the second dwelling unit shall be visually compatible with, and complimentary to, the existing single-family dwelling located on the property and others in the vicinity.
  - (c) One additional off-street parking space shall be required.
  - (d) Second dwelling unit must be individually approved by the county health department.
  - (e) Design review shall be required.
- 7. Unless the Planning Commission finds otherwise, parking at the site is adequate such that an additional off-street parking space is not necessary.
  - 8. This use permit application also serves the purposes of design review.
  - 9. The proposed project is consistent with the architectural requirements found at Lassen County Code Section 18.108.235,<sup>1</sup> except that it has a 2.5 in 12 mono-pitched roof. The Planning Commission has the authority to approve deviations from the County's architectural standards.
  - 10. The proposed project is consistent with the development standards set forth for the U-C-2 district found at Lassen County Code Section 18.18.050.
  - 11. 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).
  - 12. The land use element of the *Lassen County General Plan, 2000* describes the "Rural Residential" land use designation as follows:

***Extensive Agriculture***

*"The Extensive Agriculture designation primarily represents typical rangeland areas with grazing and general rangeland values, natural wildlife habitat, open space and scenic values, and/or low intensity outdoor-oriented recreational values. It also includes general forest areas, timber production areas and related uses. Large parcel sizes are required to support and protect resource values. Except in special "open space" areas, it may accommodate limited dispersed residential uses; however, such uses will typically be related and secondary to agricultural and other resource based land uses, including dispersed recreation and mining. Subject to County permit requirements and the provisions of related elements of the General Plan, areas designated Extensive Agriculture may also accommodate natural resource-related production facilities, including but not limited to: mineral extraction and processing, including*

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<sup>1</sup> The proposed residence has 12-inch roof overhangs on the sides and gabled ends, fiber cement siding, and a metal roof.



*asphalt and similar plants; saw mills and logging operations; and facilities for the processing of agricultural products.*

*Corresponding Zoning: 'U-C' Upland Conservation District, 'U-C-2' Upland Conservation/Resource Management District; 'TPZ' Timber Production Zone"*

13. 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.*

#### **2. ISSUE: Growth and Development**

- *GOAL L-5: Orderly, contiguous growth and appropriate land-conserving densities as an alternative to sprawl and "leap-frog" development.*
- *LU-8 POLICY: Future residential development should consist of the expansion of, or be located adjacent to, existing communities, designated rural centers, and established residential areas. An increasing number of small, isolated housing tracts in outlying areas shall be discouraged since they are difficult to provide with urban services and they tend to disrupt the surrounding rural and productive activity of ranches, forests and farms.*

### **3. ISSUE: Housing**

- *GOAL L-7: Consistent with the Housing Element, maintain an adequate amount of housing and diverse residential opportunities and land uses which are located in consideration of the availability of support services and infrastructure, avoidance of conflicting land uses, and the minimization of development impacts.*
- *LU17 POLICY: The County shall, after confirmation of the area's appropriateness for such use and consideration of other resource values, designate and zone appropriate areas for residential development.*
- *LU18 POLICY: Pursuant to the Housing Element, the County will help provide adequate sites to be designated in the General Plan and zoned for residential land use to meet the objectives of the Housing Element, and will help facilitate the expansion of needed water, sewer, and fire protection services.*
- *LU19 POLICY: Subject to case-by-case review, the County shall allow the use of second units except in cases where it is demonstrated that the proposed second units will have specific adverse impacts on public health, safety, and community welfare.*
- *Implementation Measure LU-L: The County will provide permitting processes consistent with state law to consider and allow second housing units. The processes will include development standards and requirements to insure that allowed second units will not have significant adverse impacts to the public's health, safety and welfare. The permitting processes may have special provisions for second units intended for the sole occupancy of up to two adult persons who are 62 years of age or over.*
- *Implementation Measure LU-M: If the County identifies areas where the permitting of second units will have specific adverse impacts on public health, safety, and community welfare, the County may, by ordinance, preclude the use of second units in those areas.*
- *LU20 POLICY: The County shall refer to the Housing Element for applicable policies pertaining to the development of housing.*

### **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.*
- *GOAL L-9: Protection of the open, rural character of the county.*



- *LU22 POLICY: The County shall encourage expansion of existing residential areas and discourage sprawl and scattered development.*
- *GOAL L-10: Reasonable development and design review standards which protect communities from poorly designed development which detracts from the overall quality of the area.*

14. 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.

**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. The applicant must secure approval from the Environmental Health Department for the second housing unit and its related septic system.
4. The second housing unit shall not be painted in florescent, luminescent, or other extreme colors which detract from the appearance of the neighboring property, the community as a whole or the natural environment.
5. Prior to issuance of an Authorization to Operate or any residential occupancy, all required building permits must be secured and pass a final inspection. Residential occupancy is not allowed until an appropriate Certificate of Occupancy is issued.

# DEPARTMENT of PUBLIC WORKS

County of Lassen



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

RECEIVED

AUG 06 2020

LASSEN COUNTY DEPARTMENT OF  
PLANNING AND BUILDING SERVICES

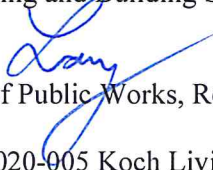
707 Nevada Street, Suite 4  
Susanville, CA 96130

☎ (530) 251-8288  
FAX: (530) 251-2675

TAC  
2020/204

July 27, 2020

TO: County Planning and Building Services

FROM: Larry Millar   
Department of Public Works, Road Department

SUBJECT: Use Permit 2020-005 Koch Living Trust et al.  
Technical Advisory Meeting, August 6, 2020

FINDINGS: Access to the parcel is State Route 139, which is not in the County Maintained Road System.

CONDITIONS: None



# County of Lassen

## Department of Planning and Building Services

• Planning

• Building Permits

• Code Enforcement

• Surveyor

• Surface Mining

RECEIVED

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 16, 2020

AUG 06 2020

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

LASSEN COUNTY DEPARTMENT OF  
PLANNING AND BUILDING SERVICES

Zoning & Building

Inspection Requests

Phone: 530 257-5263

FROM: Don Willis, Lassen County Surveyor

RE: Use Permit No. 2020-005 – Koch Living Trust.  
Assessor's Parcel Number: 091-010-30.

### LASSEN COUNTY SURVEYOR FINDS AS FOLLOWS:

1. The subject parcel is currently owned by Edward James Koch and Donna Lee Arrey-Koch, Trustees or their successors in trust, under the Koch Living Trust dated March 5, 1997, as shown at a Quitclaim Deed recorded on November 20, 2006 as Document No. 2006-10552 of the Official Records of Lassen County, California. This parcel is further known as Assessor's Parcel Number 091-010-30 and is located in a portion of Section 5, Township 31 North, Range 12 East, Mount Diablo Base and Meridian.
2. The legal description for the parcel noted in Findings Item Number One above is described as the Northeast one-quarter of the Northeast one-quarter of Section 5, Township 31 North, Range 12 East, Mount Diablo Base and Meridian. These lands could also be described as Government Lot 1 of fractional Section 5, Township 31 North, Range 12 East, Mount Diablo Base and Meridian.
3. The subject parcel has been issued multiple building permits by the Lassen County Building Department. This constitutes "real property which has been approved for development" per Section 66499.34 of the Subdivision Map Act and would allow the property owners to receive a Certificate of Compliance upon request from the local agency.
4. The subject parcel has recorded legal access to the property from State Highway 139 via two separate sixty feet wide access easements located along the southerly and westerly boundaries of the adjoining parcel to the south (the SE1/4 of the NE1/4 of said Section 5). These easements are described in the Quitclaim Deed described in Findings Item Number One above.

### LASSEN COUNTY SURVEYOR RECOMMENDS THE FOLLOWING CONDITIONS FOR USE PERMIT NO. 2020-005 (KOCH LIVING TRUST):

1. None.

Respectfully submitted,

Don Willis, L.S. 7742

Lassen County Surveyor





# LASSEN COUNTY

## Health and Social Services Department RECEIVED

AUG 17 2020

LASSEN COUNTY DEPARTMENT OF  
PLANNING AND BUILDING SERVICES

### Memorandum

- ☐ **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

To: Lassen County Planning Commission  
Agenda Date: September 1, 2020

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

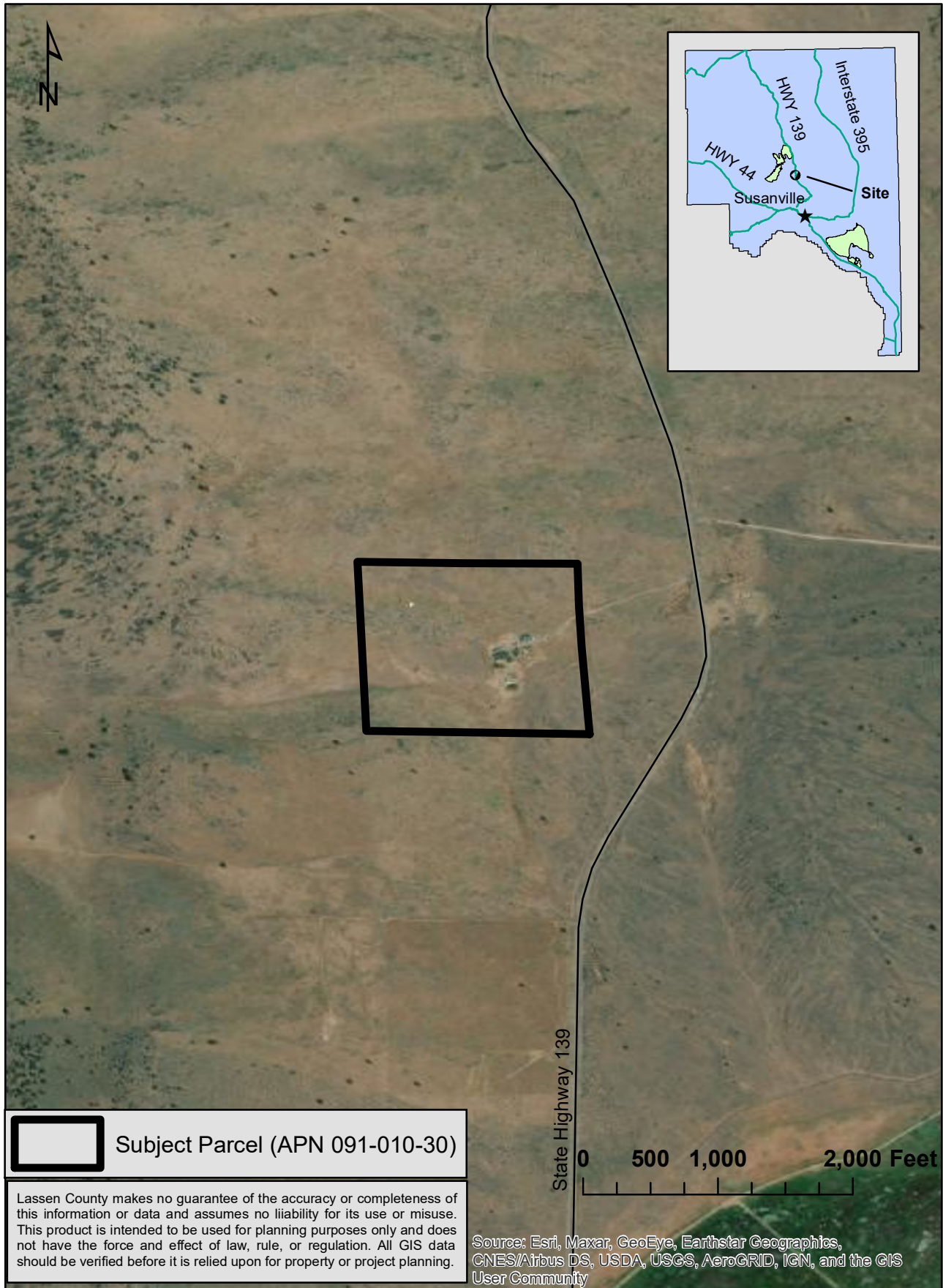
RE: Use Permit # 2020-005, Kock Living Trust et al.

This parcel currently has a 3 bedroom connected to an unknown volume size septic tank, and 3 leach lines of 75 feet each.

An addition of a 720 square footage second dwelling unit will require the applicant to submit a septic system application and plan to the Environmental Health Department for the evaluation and approval prior to the construction of new septic system or the expansion of current septic system.

Currently, septic systems installed or expanded within Lassen County boundaries must conform to the Lassen County Local Area Management Program, aka LAMP.

# Use Permit #2020-005, Koch







## USE PERMIT APPLICATION

FILING FEE: CLASS 1 \$742; CLASS 2 \$1350; CLASS 3 \$1,350  
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 29 2020

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. JP #2020-005

Property Owner/s	Property Owner/s
Name: EDWARD Koch	Name: DONNA ARREY-Koch
Mailing Address: 495-095 State Route 139	Mailing Address: 495-095 State Route 139
City, ST, Zip: Susanville, CA 96130	City, ST, Zip: Susanville, CA 96130
Telephone: 530-251-3909 Fax:	Telephone: 530-251-3909 Fax:
Email: dkoch43@hotmail.com	Email: dkoch43@hotmail.com

Applicant/Authorized Representative*	Agent (Land Surveyor/Engineer/Consultant)
Same as above: <input type="checkbox"/>	Correspondence also sent to: <input type="checkbox"/>
Name: Keith Koch	Name:
Mailing Address: 1718 So. Longmore #28	Mailing Address:
City, ST, Zip: MESA, AZ 85202	City, ST, Zip:
Telephone: 602-326-6124 Fax:	Telephone: Fax:
Email: KeithKoch11@gmail.com	Email: License #:

Project Address or Specific Location:			
Deed Reference: Book:	Page:	Year:	Doc#:
Zoning: U-C-2	General Plan Designation:		
Parcel Size (acreage): 40.02 acres	Section:	Township:	Range:

Assessor's Parcel Number(s):			
091 - 010 - 30 - 11	-	-	-

Project Description:
Adding a second dwelling unit to the property.

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).
Edward Koch Date: 6-23-20	[Signature] Date: 6-29-20
Donna Arrey-Koch Date: 6-23-20	[Signature] Date:

See associated process form for required attachments and instructions.





# USE PERMIT SECOND DWELLING 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#2020-005

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 if applicable (i.e., when structures and improvements will be completed): The house construction

would be completed within one year.

2. Describe surrounding land uses (e.g., residential, commercial, agricultural, etc.). Please be as specific as possible.

North: Unimproved open land

South: Unimproved open land

East: Unimproved open land

West: Unimproved open land

3. Describe existing structures and improvements including their square footage: Existing  
residence: 2570 SF, existing garage: 1200 SF, several  
small 100 SF sheds.

4. Maximum height (in feet) of existing structures: 22 feet

5. Maximum height of proposed Dwelling: 14 feet

6. Describe any existing structures to be removed: N/A

7. Proposed Dwelling Type: Conventional Home ☒ Manufactured Home ☐

8. If a manufactured, manufactured date: \_\_\_\_\_

\*Note: Manufactured homes must have been manufactured on or after September 1, 2008, to be placed in a Fire Responsibility Area designated as a SRA (State Responsibility Area) or a LRA (Local Responsibility Area) with a "very high" fire hazard designation. If not in an SRA area or a LRA-very high, the date of manufacture can be no more than 20 years prior to the date of building permit application. (Ord. 467-AF)

Type of foundation: Pier set ☐ Permanent ☒ Other ☐

9. Proposed Dwelling Dimensions: 36' x 20'

Proposed Dwelling Area (sq. ft): 720

**10. 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

**11. Percentage of site to be covered by impervious surfaces (e.g., roads, driveways, and structures),**

**including estimated impervious surfaces at project buildout:** < 1%

**Number of proposed parking spaces:** \_\_\_\_\_

(Parking requirements are found at chapter 18.104 of the Lassen County Code.)

**Describe surfacing of parking area:** Gravel

**12. Describe proposed exterior lighting, including location (attach lighting diagram if applicable):** \_\_\_\_\_

Front and rear porch lights

**13. Please attach a detailed plot plan, drawn to scale, showing all existing and proposed improvements.**

**14. Please indicate how the following services will be provided to serve the project, including name of the service provider:**

**Electricity:** LMUD

Underground ☐ Overhead ☒

**Telephone:** N/A

Underground ☐ Overhead ☐

**Water Supply:** Existing Well ☒

New Well(s) ☐

Community Water ☐

Other ☐ \_\_\_\_\_

Number of dwellings/structures currently served by existing well: One

**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:** Local dump

**LP/Natural Gas:** Amerigas

**If an extension of utility lines is necessary, indicate which services and the distance of the extension:** \_\_\_\_\_

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

**High School:** Lassen High

**Elementary School:** \_\_\_\_\_

**Fire Protection:** \_\_\_\_\_

**Community Services District:** \_\_\_\_\_

**Water:** N/A

**Sewer:** \_\_\_\_\_

**Other:** \_\_\_\_\_

**16. List all county, state, regional or federal agencies from which a permit or approval is or may be required, including type of permit required:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_







# 495-095 STATE ROUTE 139 PLOT PLAN

## SITE DATA

APN: 091-010-30-11  
PROPERTY OWNER: EDWARD & DONNA KOCH  
LOT SIZE: 40.02 ACRES

