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PLANNING COMMISSION MEETING June 7, 2022

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PROPERTY OWNER: Ravinder and Harpreet Sandhu
APPLICANT: Ravinder and Harpreet Sandhu
TYPE OF APPLICATION: Use Permit

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LASSEN COUNTY PLANNING COMMISSION
STAFF REPORT
June 7, 2022

FILE NUMBER:	Use Permit #2022-001
APPLICANT/PROPERTY OWNER	Ravinder and Harpreet Sandhu
TYPE OF APPLICATION:	Use Permit
GENERAL LOCATION:	The subject parcel is located northeast of the intersection of the intersection of Mooney Road and Highway 36
ASSESSOR'S PARCEL NUMBER:	APN: 123-090-87
PROJECT SITE ZONING:	C-1 (Retail Business District)
GENERAL PLAN:	"Commercial" land use designation per the <i>Westwood/Clear Creek Area Plan, 2002</i>
ENVIRONMENTAL DOCUMENT:	Exempt from the California Environmental Quality Act (CEQA) under Sections 15061(b)(3) and 15301 of the 2022 CEQA Guidelines
ASSIGNED STAFF:	Matt May, Manager Planning and Code Enforcement

AUTHORITY FOR APPLICATION:

Use Permit Provision, Lassen County Code Chapter 18.112 et seq. established regulations.
Special Provisions, Cannabis Dispensaries, Lassen County Code Section 18.108.045

REGULATING AGENCIES:

Agency

Planning Commission
Planning and Building Services

Public Works
Cal. Dept. of Cannabis Control

Identified Permits/Approvals

Use Permit
Building Permit/ Authorization to Operate/
Authorization to Submit Application to State
Encroachment Permit
State Licensing

PROJECT DESCRIPTION: The applicant is proposing to operate a cannabis dispensary under the legal name "Westwood Cannabis Club" in an existing commercial building at 671-585 Highway 36. The applicant also proposes to install exterior lighting, and security cameras, as well as to provide landscaping and add 2 ADA compliant parking spaces, for the dispensary. Currently, there are no marked parking spaces outside of the proposed storefront, the applicant is required to provide 6 customer parking spaces (including handicapped parking spaces). The applicant proposes to operate 7 days a week from 9 a.m. to 7 p.m.

PROJECT SITE CHARACTERISTICS: The subject parcel is currently developed with a gas station and smoke shop (tobacco) operated by the property owner. The subject parcel is not within the 100-year flood zone as described by the Federal Emergency Management Agency.

ACCESS/REQUIREMENTS: Access to the project site is from Mooney Road, County Road A-21, which is in the County Maintained Road System.

ZONING: The subject parcel is zoned C-1 (Retail Business District). According to Lassen County Code Section 18.108.045(a)(2), commercial dispensaries are allowed in “commercial and industrial zoning districts with a use permit [provided that the dispensary meets] all requirements of [Title 18 of the Lassen County Code], in addition to any other conditions established as part of the use permit process ...”

SURROUNDING PROPERTY CHARACTERISTICS: All immediately surrounding parcels are zoned C-1 (Retail Business District), Adjacent businesses and uses include the Super Y Market, Lassen County Public Works Road Shop, Vacant Commercial Buildings, and vacant/undeveloped land. Zoning for surrounding parcels, beyond those immediately adjacent to the project site, is as illustrated in Table 1 below:

	Zoning* (see notes at bottom)	Parcel Size (acres)	Land Use Designation (<i>Susanville Vicinity Area Plan, 1984</i>)
North	TPZ	102	“Extensive Ag.”
East	TPZ	10-60	“Extensive Ag.”
West	C-1	12	“Commercial.”
South	F-R-D	150	“Extensive Ag”
Southwest	C-1, C-2, C-G	.12-.77	“Commercial”
Southeast	TPZ	50	“Extensive Ag.”

GENERAL PLAN: The subject parcel has a “Commercial” land use designation in the *Westwood/Clearcreek Area Plan, 2002*. See the related goals, objectives, implementation measures and descriptions from the *Lassen County General Plan, 2000* attached with the memorandum to the Technical Advisory Committee in this packet for more information.

The Planning Commission will determine whether the proposed project is consistent with the *Lassen County General Plan, 2000* and *Westwood/Clearcreek Area Plan, 2002*, 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 service is provided by the Westwood Fire Protection District
- Police protection is provided by the Lassen County Sheriff’s Department
- Water and Sewer are provided by the Westwood Community Services 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:

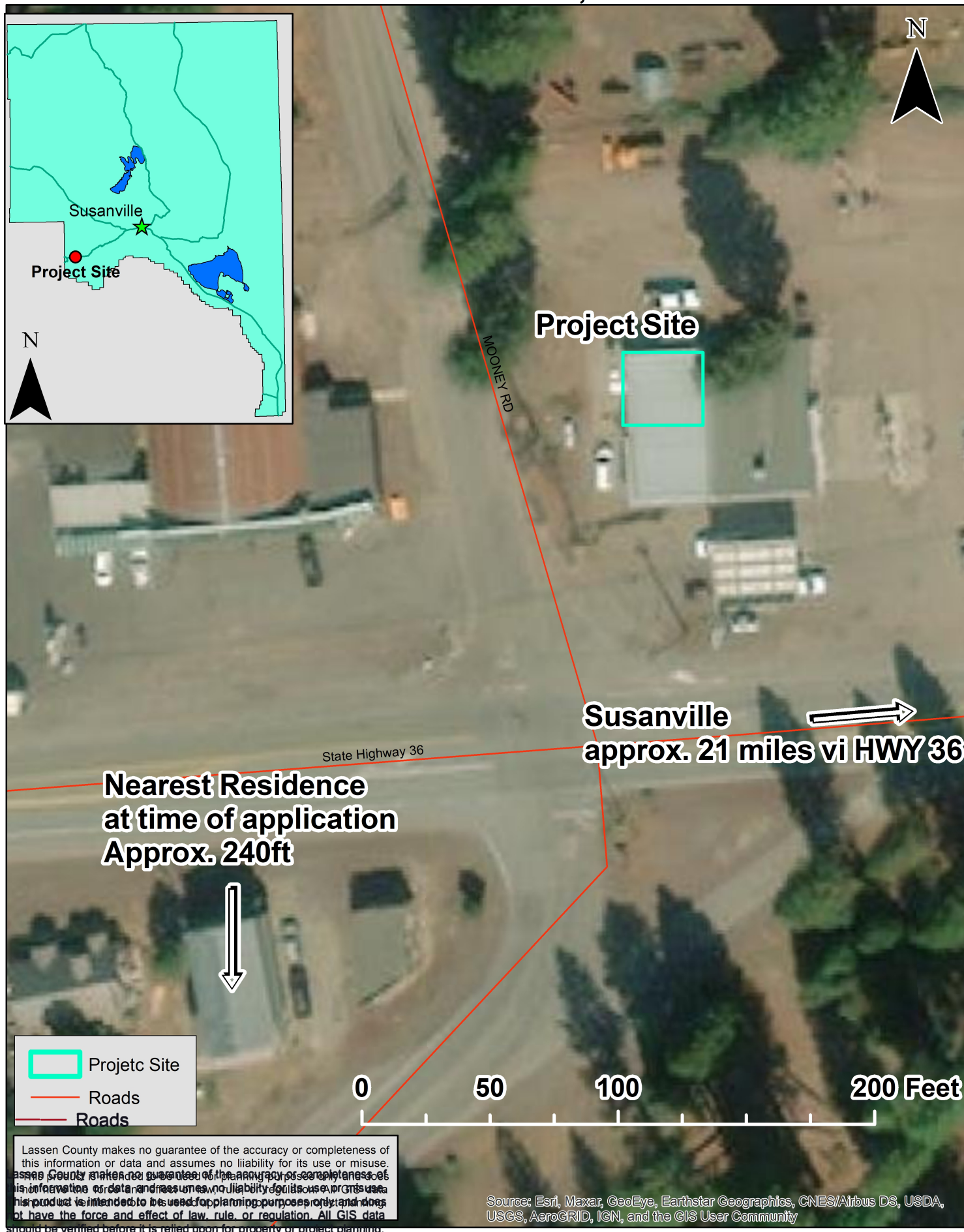
- (1) That the project will or will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the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

In addition, Lassen County Code Section 18.108.045 sets forth the requirements for proposed cannabis dispensaries. Said section is described in greater detail in the attached memorandum to the Technical Advisory Committee.

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 Sections 15061(b)(3) and 15301 of the 2020 CEQA Guidelines.

FINDINGS and/or RECOMMENDATIONS BY TAC: The Technical Advisory Committee (TAC) met on May 5, 2022 and has 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.

Use Permit #2022-001, Sandhu



RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION APPROVING USE
PERMIT APPLICATION #2022-001, SANDHU; APN 123-090-087

WHEREAS, the Planning Commission of Lassen County, after due notice, and a public hearing conducted June 7, 2022, has considered Use Permit Application #2022-001, Sandhu, proposing to operate a cannabis dispensary in an existing commercial building at 671-585 Hwy 36 in Westwood; and

WHEREAS, the Environmental Review Officer has determined that the proposed use permit application is exempt from environmental review under the California Environmental Quality Act pursuant to Section 15061 (b)(3) and 15301 of the Guidelines.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Planning Commission finds that:
 - a. The proposed parcel map application is consistent with the *Lassen County General Plan, 2000*, and the *Westwood/Clear Creek Area Plan, 2002*, and that the proposed parcels are consistent with permissible uses under the C-1 zoning district, and the provisions of Lassen County Code Section 18.112, which establishes the regulations regarding the issuance of use permits.
 - b. That the project, as conditioned, will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or to the general welfare.
3. The Planning Commission hereby concurs with the Environmental Review Officer that the proposed parcel map is not subject to further environmental review under the California Environmental Quality Act pursuant to Section 15061(b)(3) and 15301 of the Guidelines.
4. The Planning Commission hereby adopts the Technical Advisory Committee's recommended findings attached with the staff report for UP #2022-001, Sandhu.
5. The Planning Commission hereby approves Use Permit #2022-001, Sandhu, subject to the conditions 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 7th day of June, 2022, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

Chairman
Lassen County Planning Commission

ATTEST:

Maurice L. Anderson, Secretary
Lassen County Planning Commission

EXHIBIT "A"
RECOMMENDED CONDITIONS OF APPROVAL
USE PERMIT #2022-001, SANDHU

1. Noncompliance with any of the following use permit conditions shall constitute grounds for revocation of the use permit (pursuant to Lassen County Code Section 18.112.060).
2. The Use Permit shall be granted for the use as approved by the Planning Commission. Substantial revisions and/or expansions of the project will require a new Use Permit, subject to the approval of the Planning Commission.
3. The applicant shall obtain all necessary building permits from the Lassen County Department of Planning and Building Services before the commencement of construction.
4. The applicant and/or property owner have three years from the approval of this use permit to secure the required authorization to operate (pursuant to Lassen County Code Section 18.112.080). If an authorization to operate is not secured within said time, the Planning Commission may conduct a public hearing to consider revocation in accordance with Lassen County Code Section 18.112.060.

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

5. No authorization to operate shall be issued until licensure is secured from all relevant agencies (e.g. the Bureau of Cannabis Control), all remaining pre-operational conditions of approval for the use permit have been met, and the applicant has satisfied all requirements of Chapter 18.112.
6. No authorization to submit an application shall be issued until all pre-operational conditions of approval for the use permit have been met.
7. The Department of Planning and Building Services must confirm that the building will allow the proposed use in conformance with all applicable Federal, State, and Local laws.
8. The applicant must provide and maintain 6 asphalt parking spaces designated for customers of the proposed dispensary, parking must also comply with any applicable Americans with Disabilities Act standards.

Operational Conditions

(Must be satisfied during operation of the Use Permit)

9. The dispensary shall only operate from 9 a.m. to 7 p.m. each day.
10. 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.
11. Noise produced by the dispensary shall not exceed applicable standards set forth in the Noise Element of the Lassen County General Plan or the Lassen County Noise Ordinance.
12. Any sign associated with this project shall be subject to review under Lassen County Code Section 18.106.
13. The operator of the cannabis dispensary shall maintain the applicable California license pursuant to California Business and Professions Code Section 26050(a), as may be amended from time to time. The applicant and/or property owner must immediately cease all operation of any dispensary if for any reason the applicable license with the state of California lapses. The Department of Planning and Building Services may then initiate proceedings to revoke the use permit pursuant to Chapter 18.112 of the Lassen County Code.
14. If the applicant and/or property owner fail to pay county taxes in any quarter, the Department of Planning and Building Services may initiate proceedings to revoke the use permit pursuant to Chapter 18.112 of the Lassen County Code.
15. In the event the permittee or successor in interest vacates and wishes to relocate the dispensary to a new location, a new use permit must be secured from the county in accordance with this title prior to commencing operations at the new location. Any use permit issued pursuant to this section shall be issued to the applicant and shall not be transferable.
16. The dispensary shall be subject to inspections by appropriate state agencies and/or Lassen County officials from the Department of Planning and Building Services, any fire district or the Fire Warden, Public Health, Environmental Health, the Agricultural Commissioner's Office, the Sheriff's Department, and any other pertinent department.
17. The dispensary is prohibited from permitting anyone to consume cannabis on the premises, regardless of the form of said cannabis, edible or otherwise, or by-products.
18. The portion of the building used for the proposed dispensary must maintain separation from the existing market and smoke shop as required by state law.

RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION DISAPPROVING
USE PERMIT APPLICATION #2022-001, SANDHU; APN 123-090-087

WHEREAS, the Planning Commission of Lassen County, after due notice, and a public hearing conducted June 7, 2022, has considered Use Permit Application #2022-001, Sandhu, proposing to operate a cannabis dispensary in an existing commercial building at 671-585 Hwy 36 in Westwood; and

WHEREAS, the Environmental Review Officer has determined that the disapproval of proposed use permit application is exempt from environmental review under the California Environmental Quality Act pursuant to Section 15270 of the Guidelines.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Planning Commission finds that:
 - a. The proposed parcel map application is not consistent with the *Lassen County General Plan, 2000*, and the *Westwood/Clear Creek Area Plan, 2002*, and that the proposed parcels are not consistent with permissible uses under the C-1 zoning district, and the provisions of Lassen County Code Section 18.112, which establishes the regulations regarding the issuance of use permits.
 - b. That the project, as conditioned, will, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or to the general welfare..
3. The Planning Commission hereby disapproves Use Permit #2022-001, Sandhu.

RESOLUTION NO. _____

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PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the 7th day of June, 2022, 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
May 5, 2022
Use Permit File #2022-001, Sandhu

Use Permits:

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | County Planning Director |
| <input checked="" type="checkbox"/> | County Public Works Director (present, no findings or conditions) |
| <input checked="" type="checkbox"/> | County Surveyor (present, provided findings but no conditions) |
| <input type="checkbox"/> | County Sanitarian (not present, no findings and no conditions) |
| <input checked="" type="checkbox"/> | County Fire Warden (present, no findings or conditions) |
| <input checked="" type="checkbox"/> | County Assessor (present, no findings or conditions) |



County of Lassen
Department of Planning and Building Services

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

April 26, 2022

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: May 5, 2022

Zoning & Building
Inspection Requests
Phone: 530 257-5263

FROM: Maurice L. Anderson, Director

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

RE: **USE PERMIT #2022-001, Ravinder and Harpreet Sandhu** Proposal to operate a cannabis dispensary in an existing commercial building at 671-585 Hwy 36 in Westwood. The subject parcel is zoned C-1 (Retail Business District) and has a "Commercial" land use designation per the *Westwood/Clear Creek Area Plan, 2002*. The subject parcel is located on the North-East corner of the intersection of Hwy 36 and Mooney Road. APN: 123-090-087. Staff Contact: Matt May, Planning Manager

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

1. The applicant is proposing to operate a cannabis dispensary at 671-585 Hwy 36 in Westwood.
2. The subject parcel is zoned C-1 (Retail Business District) and has a "Commercial" land use designation per the *Westwood/Clear Creek Area Plan, 2002*.
3. According to Lassen County Code Section 18.108.045, cannabis dispensaries are allowed in commercial zoning districts with a use permit given certain standards. .
4. The applicant estimates 50 customers per day (350 customers per week).
5. The applicant proposes to have 3-5 employee and 1200 Sq/ft of retail space customer parking spaces (including handicapped parking space and wheelchair ramp if required). The project shall comply with parking regulations pursuant to 18.104 (Parking Regulations) and 18.36.110 (Uncovered Parking Subject to Landscaping Requirements).
6. The applicant does not propose to place any new signs on the parcel for this project, any new signage will comply with the regulations stipulated under Section 18.106 et. seq. of the Lassen County Code
7. The project site is not within the 100-year flood zone as described by the Federal Emergency Management Agency (FEMA).
8. Lassen County Code Section 18.108.045(a)(1) states:

Once a use permit is approved to conditionally allow a dispensary and all pre-operational conditions have been met, the Planning and Building Services Department

will issue the use permit applicant an “authorization to submit an application” to the Bureau of Cannabis Control; California Department of Food and Agriculture’s Cal Cannabis Cultivation Licensing; and California Department of Public Health’s Manufactured Cannabis Safety Branch for cultivators, manufacturers, retailers, distributors, microbusinesses, testing laboratories and event organizers for licensure pursuant to the Medical Cannabis Regulation and Safety Act (MAUCRSA) and/or the Adult Use of Marijuana Act (Proposition 64). An authorization to operate (pursuant to Chapter 18.112) shall not be issued by Lassen County until licensure is secured from all relevant agencies, all remaining conditions of approval for the use permit have been met, and the applicant has satisfied all requirements of Chapter 18.112.

9. Lassen County Code Section 18.108.045(a)(3) states:

Any operator of an approved cannabis dispensary use permit shall maintain, during the life of the dispensary, the applicable California license pursuant to California Business and Professions Code Section 26050(a), as may be amended from time to time. The applicant and/or property owner must immediately cease all operation of any dispensary if for any reason the applicable license with the state of California lapses. The Planning and Building Services Department may then initiate proceedings to revoke the use permit pursuant to Chapter 18.112.

10. Lassen County Code Section 18.108.045(a)(4) states:

If the applicant and/or property owner fail to pay County taxes in any quarter, the Planning and Building Services Department may initiate proceedings to revoke the use permit pursuant to Chapter 18.112.

11. Lassen County Code Section 18.108.045(a)(5) states:

In the event the permittee or successor in interest vacates and wishes to relocate the dispensary to a new location, a new use permit must be secured from the County in accordance with [Title 18 of the Lassen County Code] prior to commencing operations at the new location. Any use permit issued pursuant to this section shall be issued to the applicant and shall not be transferable.

12. Lassen County Code Section 18.108.045(a)(6) states:

All dispensaries shall be subject to inspections by appropriate State agencies and/or Lassen County officials from the Department of Planning and Building Services, any fire district or the Fire Warden, Public Health, Environmental Health, the Agricultural Commissioner’s Office, the Sheriff’s Department, and any other pertinent department.

13. Lassen County Code Section 18.108.045(a)(7) states:

As a component of the use permit application, the applicant shall provide the legal name of the proposed cannabis dispensary.

14. As of the May 5, 2022, Technical Advisory Committee meeting, the applicant has not provided the legal name of the dispensary. Said legal name shall be required prior to consideration and approval by the Planning Commission

15. Lassen County Code Section 18.108.045(a)(10) states:

As a condition of approval for any cannabis dispensary, the Planning and Building Services Department must confirm that the building will allow the proposed use. An Authorization to Operate shall not be issued until all required improvements have been made.

16. Lassen County Code Section 18.108.045(a)(11) states in part:

In commercial zoning districts, any proposed cannabis dispensary must be at least two hundred feet from any legally established residence, existing at the time of application, excluding caretaker's units established for an allowed commercial or industrial use, except as required by the California Building Standards Code.

17. The proposed dispensary is currently at least two hundred feet from the nearest legally established residence.

18. Lassen County Code Section 18.108.045(a)(12) states:

There shall be no dispensary located within six hundred feet of any existing school, school bus stop, licensed day care provider, or public park. Such distance shall be measured in a straight line from the proposed dispensary to the school, school bus stop, licensed day care provider, or public park.

19. It does not appear that the building proposed to be used as a dispensary is within a 600-foot radius of any existing school, school bus stop, licensed day care provider, or public park.

20. Lassen County Code Section 18.108.045(a)(13) states:

The planning commission or board, if applicable, may include an expiration date for the use permit that requires reapplication or renewal of the permit after two years or less, if determined to be necessary to conserve and promote the public health, safety, convenience and general welfare.

21. It is not recommended to include an expiration date for this use permit, because such expiration date will not be necessary to conserve and promote the public health, safety, convenience and general welfare.

22. Lassen County Code Section 18.108.045(a)(14) states:

Any approved use permit shall contain a condition that the dispensary is prohibited from permitting anyone to consume cannabis on the premises, regardless of the form of said cannabis, edible or otherwise, or by-products.

23. Lassen County Code Section 18.108.045(a)(15) states:

The permitted hours of operation of any approved dispensary are between the hours of nine a.m. and seven p.m. daily, unless otherwise approved through the use permit.

24. The applicant proposes to operate 7 days a week from 9 a.m. to 7 p.m.

25. The applicant proposes to place the dispensary in a portion of an existing building, currently being used as a convenience store and smoke shop (tobacco). The portion of the building to be used as a cannabis dispensary is currently used for storage and was used as a tire facility in the past. The area of the building will be retrofitted to accommodate the use and plans will be prepared and submitted to accommodate the change in occupancy.

26. State law prohibits sale of cannabis in the same building where alcohol is sold.

27. The subject parcel is within a Scenic Highway Corridor as depicted in the *Lassen County Energy Element, 1993* and is within a "Scenic Resource Area" as described in the *Westwood Clear Creek Area Plan, 2002*

28. Lassen County Code Section 18.108.155 states in part:

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.

29. 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).

30. The Planning Commission, or the Board of Supervisors on appeal, will determine whether the proposed project is consistent with the *Lassen County General Plan, 2000* and the *Westwood/Clear Creek Area Plan, 2002*.

31. The Environmental Review Officer has determined that the proposed project is exempt from the California Environmental Quality Act (CEQA) under Sections 15061(b)(3) and 15301 of the 2022 CEQA Guidelines.

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

1. Noncompliance with any of the following use permit conditions shall constitute grounds for revocation of the use permit (pursuant to Lassen County Code Section 18.112.060).
2. The Use Permit shall be granted for the use as approved by the Planning Commission. Substantial revisions and/or expansions of the project will require a new Use Permit, subject to the approval of the Planning Commission.
3. The applicant shall obtain all necessary building permits from the Lassen County Department of Planning and Building Services before the commencement of construction.
4. The applicant and/or property owner have three years from the approval of this use permit to secure the required authorization to operate (pursuant to Lassen County Code Section 18.112.080). If an authorization to operate is not secured within said time, the Planning Commission may conduct a public hearing to consider revocation in accordance with Lassen County Code Section 18.112.060.

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

5. No authorization to operate shall be issued until licensure is secured from all relevant agencies (e.g. the Bureau of Cannabis Control), all remaining pre-operational conditions of approval for the use permit have been met, and the applicant has satisfied all requirements of Chapter 18.112.
6. No authorization to submit an application shall be issued until all pre-operational conditions of approval for the use permit have been met.
7. The Department of Planning and Building Services must confirm that the building will allow the proposed use in conformance with all applicable Federal, State, and Local laws.
8. The applicant must provide and maintain 6 asphalt parking spaces designated for customers of the proposed dispensary, parking must also comply with any applicable Americans with Disabilities Act standards.

Operational Conditions
(Must be satisfied during operation of the Use Permit)

9. The dispensary shall only operate from 9 a.m. to 7 p.m. each day.
10. 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.
11. Noise produced by the dispensary shall not exceed applicable standards set forth in the Noise Element of the Lassen County General Plan or the Lassen County Noise Ordinance.
12. Any sign associated with this project shall be subject to review under Lassen County Code Section 18.106.
13. The operator of the cannabis dispensary shall maintain the applicable California license pursuant to California Business and Professions Code Section 26050(a), as may be amended from time to time. The applicant and/or property owner must immediately cease all operation of any dispensary if for any reason the applicable license with the state of California lapses. The Department of Planning and Building Services may then initiate proceedings to revoke the use permit pursuant to Chapter 18.112 of the Lassen County Code.
14. If the applicant and/or property owner fail to pay county taxes in any quarter, the Department of Planning and Building Services may initiate proceedings to revoke the use permit pursuant to Chapter 18.112 of the Lassen County Code.
15. In the event the permittee or successor in interest vacates and wishes to relocate the dispensary to a new location, a new use permit must be secured from the county in accordance with this title prior to commencing operations at the new location. Any use permit issued pursuant to this section shall be issued to the applicant and shall not be transferable.
16. The dispensary shall be subject to inspections by appropriate state agencies and/or Lassen County officials from the Department of Planning and Building Services, any fire district or the Fire Warden, Public Health, Environmental Health, the Agricultural Commissioner's Office, the Sheriff's Department, and any other pertinent department.
17. The dispensary is prohibited from permitting anyone to consume cannabis on the premises, regardless of the form of said cannabis, edible or otherwise, or by-products.
18. The portion of the building used for the proposed dispensary must maintain separation from the existing market and smoke shop as required by state law.



USE PERMIT APPLICATION

RECEIVED

FILING FEE: CLASS 1 \$742; CLASS 2 \$1350; CLASS 3 \$1,350
and ENV. HEALTH FEE: \$85

MAR 28 2022

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

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. 2022-001

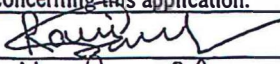
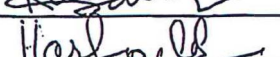
Property Owner/s	Property Owner/s
Name: Raviinder Sandhu	Name: Harpreet Kaur Sandhu
Mailing Address: P.O. Box 1568	Mailing Address: P.O. Box 1568
City, ST, Zip: Westwood, CA, 96137	City, ST, Zip: Westwood, CA, 96137
Telephone: 530-360-0077 Fax:	Telephone: 571-345-8008 Fax:
Email: raviinder.sandhu.06@gmail.com	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: NST ENGINEERING
Mailing Address:	Mailing Address: 1495 RIVERVIEW
City, ST, Zip:	City, ST, Zip: SUSANVILLE CA
Telephone: Fax:	Telephone: (530) 257-5173 Fax: (530) 257-6771
Email:	Email: NST@FRONTIERNET.NET License #:

Project Address or Specific Location: 671-585 Hwy 36 & A21 Westwood CA 96137	
Deed Reference: Book: - Page: - Year: - Doc#: -	
Zoning:	General Plan Designation:
Parcel Size (acreage): ±2.03 ac	Section: 5 Township: 28 Range: 9

Assessor's Parcel Number(s): 123 - 009 - 052	- -	- -
- -	- -	- -

Project Description:
INTERIOR RENOVATION / REMODEL OF EXISTING STRUCTURE FOR
COMMERCIAL USE

SIGNATURE OF PROPERTY OWNER(S): I HEREBY ACKNOWLEDGE THAT: I have read this application and state that the information given is both true and correct to the best of my knowledge. I agree to comply with all County ordinances and State laws concerning this application.	*SIGNATURE OF APPLICANT/AUTHORIZED REPRESENTATIVE (Representative may sign application on behalf of the property owner only if Letter of Authorization from the owner/s is provided).
 Date: 03-28-22	Date:
 Date: 03-28-22	Date:

See associated process form for required attachments and instructions.

SEE REVERSE SIDE FOR INSTRUCTIONS

REMINDER:

\$20 FILING FEE (\$3 FOR EACH ADDITIONAL FICTITIOUS BUSINESS NAME AND REGISTRANT ON THE SAME STATEMENT AND DOING BUSINESS AT THE SAME LOCATION).

PROVIDE RETURN SELF ADDRESSED STAMPED ENVELOPE, IF MAILED.

AN ADDENDUM FORM IS AVAILABLE FOR ADDITIONAL BUSINESS & REGISTRANT'S NAMES:
IS ADDENDUM ATTACHED? ☐ YES ☐ NO

FILING REQUESTED BY, AND WHEN FILED MAIL TO:

Name: Raviinder Sandhu
Street Address: P.O. Box 1568
Mailing Address: Westwood, CA 96137
City: Westwood, CA 96137
State & Zip:
Telephone: 530-360-0077

2022F035
Filed

04/25/2022 01:03 PM
Fee: \$20.00 Pgs: 1 of 1 FBN
OFFICIAL RECORDS
Julie M. Bustamante - Clerk-Recorder
Lassen County, CA



FOR COUNTY CLERK USE ONLY

☒ **FIRST FILING**

☐ **RENEWAL FILING**
Current Registration No. _____

☐ **New Statement Filing Required Due to EXPIRATION.**
Current Registration No. _____

FICTITIOUS BUSINESS NAME STATEMENT
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:

1	Fictitious Business Name(s) <u>WESTWOOD CANNBIS CLUB</u>
2	Street Address & City of Principal Place of Business in California (PO Box alone is not acceptable) <u>671-585 Hwy 36 & A-21</u> Zip Code <u>96137</u> <u>Westwood</u> <u>CA</u>
3	Full Name of Registrant <u>Raviinder Sandhu</u>
	Residence Street Address <u>P.O. Box 1568</u> City <u>Westwood</u> State <u>CA</u> Zip Code <u>96137</u>
	Full Name of Registrant <u>Harpreet K. Sandhu</u>
	Residence Street Address <u>P.O. Box 1568</u> City <u>Westwood</u> State <u>CA</u> Zip Code <u>96137</u>
4	THIS BUSINESS IS CONDUCTED BY: (Check One ONLY) <input type="checkbox"/> Individual <input checked="" type="checkbox"/> Husband & Wife <input type="checkbox"/> Co-Partners <input type="checkbox"/> General Partnership <input type="checkbox"/> Limited Partnership <input type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input type="checkbox"/> Unincorporated Association other than a Partnership <input type="checkbox"/> Joint Venture <input type="checkbox"/> a Trust <input type="checkbox"/> Registered Domestic Partnership
	5 <input type="checkbox"/> The registrant commenced to transact business under the fictitious business name or names listed above on (Date): _____ <input checked="" type="checkbox"/> Registrant has not yet begun to transact business under the fictitious business name listed herein.

I declare that all information in this statement is true and correct.
A registrant who declares as true information which he or she knows to be false is guilty of a crime.

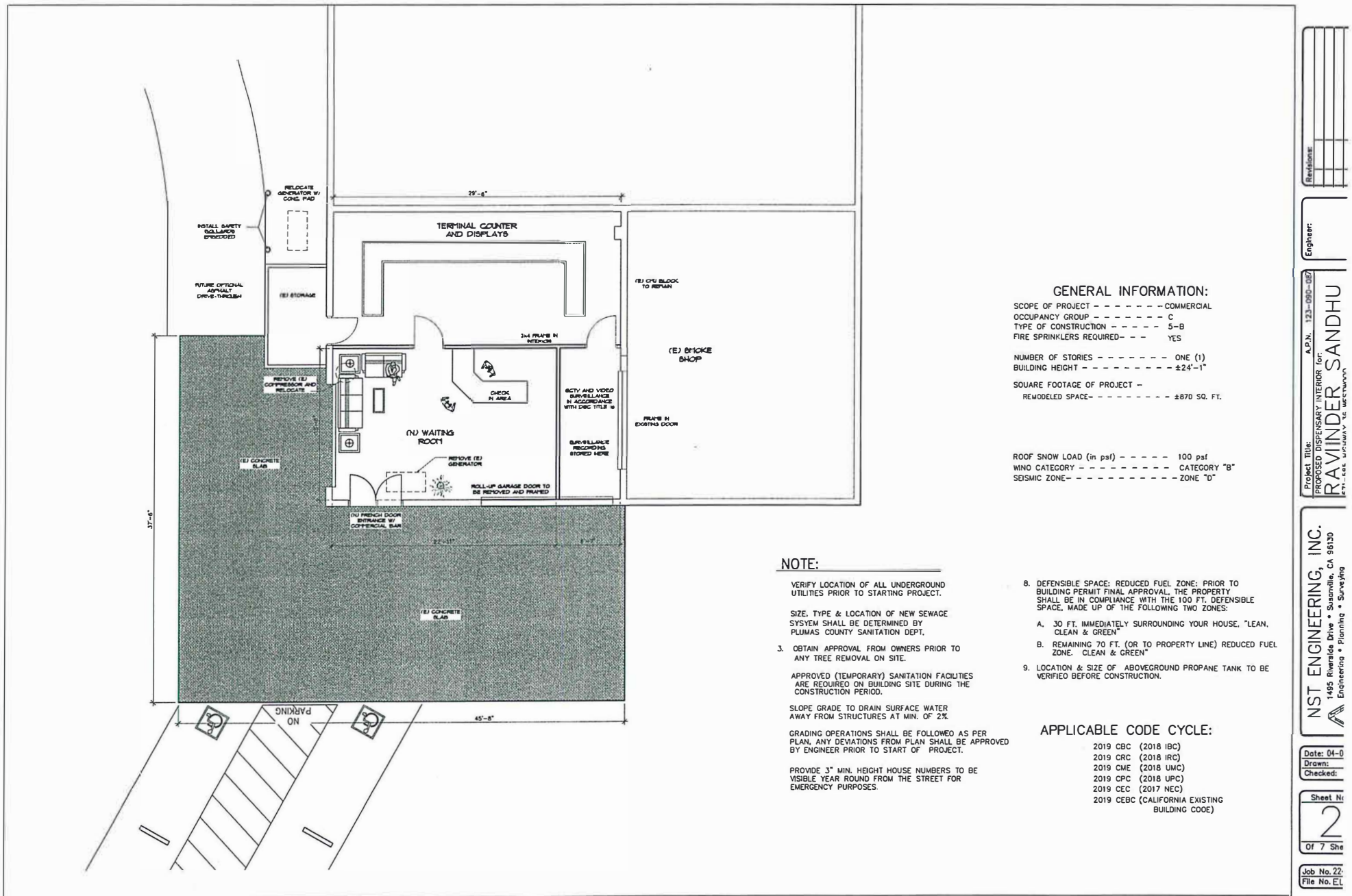
6	If registrant is NOT a Corporation, sign below: <u>Raviinder Sandhu</u> Signature <u>Raviinder Sandhu</u> Type or Print Name <u>Harpreet K. Sandhu</u> Signature <u>Harpreet K. Sandhu</u> Type or Print Name	7	If Registrant is a Corporation or Limited Liability Company, sign below: _____ Corporation or Limited Liability Company Name _____ Signature and Title _____ Type or Print Name
---	---	---	---

HEREBY CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE ORIGINAL STATEMENT ON FILE IN MY OFFICE

REGISTRAR-RECORDER/COUNTY CLERK

BY Chilbert DEPUTY CLERK

This statement was filed with the County Clerk of Lassen County on date indicated by file stamp above.
220 South Lassen Street Suite 5 Susanville CA 96130, phone (530) 251-8217
NOTICE - THIS FICTITIOUS BUSINESS NAME STATEMENT EXPIRES FIVE YEARS FROM THE DATE IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED PRIOR TO THAT DATE. The filing of this statement does not of itself authorize the use in this State of a fictitious business name in violation of the rights of another under Federal, State or Common Law (See Section 14411 et seq., Business and Professions Code).



Matthew May

From: Matt Hennessey <cahenn@hotmail.com>
Sent: Sunday, May 29, 2022 11:46 AM
To: Land Use
Cc: Melissa Hennessey; Matt Hennessey
Subject: Proposal to operate a cannabis dispensary in an existing commercial building

Follow Up Flag: Follow up
Flag Status: Flagged

This message comes from an external sender. EXTERNAL SENDER WARNING!

Lassen County Department of Planning and Building Services

To Whom it may concern;

Hello. I am writing today to comment on the proposal to operate a marijuana dispensary in an existing building in Westwood. I am a resident of Westwood and have been for 28 years. I have witnessed changes in our community due to the proliferation of drug use. Some examples are: numerous unemployed working age adults, health issues related to illegal recreational drug use, child neglect due to disengaged parenting etc. etc. I recognize that the State has legalized the recreational use of marijuana. I don't feel that our community needs a dispensary. If people choose to use cannabis mind altering drugs they can avail themselves of the products at the existing dispensary in Susanville. I understand that with some fore thought Westwood/Chester cannabis users can conveniently get their drugs delivered from Susanville on Mondays and Fridays.

I don't feel that a marijuana dispensary is something that will lead to the betterment of our community. The taxes that would be exacted will not stay in our community. I see no positive results of a dispensary in our hometown.

Please consider my comments / input during the Tuesday June 7th, 2022 Planning Commission Meeting regarding this topic.

/s/ Matt Hennessey

Sent from [Mail](#) for Windows