

AGENDA
LASSEN COUNTY PLANNING COMMISSION
BOARD CHAMBERS, 707 NEVADA STREET
SUSANVILLE, CA 96130
June 6, 2018

- 1:10 p.m. Convene in Regular Session
Flag Salute
Roll Call
General Update of Planning Activities
Matters Initiated by Commissioners
Correspondence
Presentation by Staff
Approval of Minutes
Matters Initiated by the General Public
Next Resolution in line for adoption: 6-01-18
- 1:20 p.m. **PUBLIC HEARING: USE PERMIT #2018-004, Sukhpal Kaur Gajj.** The applicant is proposing to allow for a 1,196 square foot single family dwelling to be used in conjunction with an existing Chevron Gas Station. The Lassen County Environmental Review Officer has determined that the project is exempt from California Environmental Quality Act (CEQA) pursuant to Section 15183 and 15303 of the (CEQA) Guidelines. The proposed location is approximately 336 feet east of the intersection of Highway 395 and Highway 70, at Hallelujah Junction. The project site is zoned C-H (Highway Commercial District) and has a land use designation of "Commercial" in the *Lassen County General Plan, 2000*. APN: 147-030-18. Staff Contact: Kelly Mumper, Assistant Planner.
- 1:25 p.m. **PUBLIC HEARING: Recommendation to the Board of Supervisors, LASSEN COUNTY File #318.01.42, Amendment to Title 18.** Proposed amendment to Title 18 of the Lassen County Code to disallow the ministerial approval of accessory dwelling units (formerly known as second residences and defined at Government Code Section 65852.2) throughout Lassen County given the specific scarcity of public water, sewer, and fire services in Lassen County. Under said ordinance, discretionary applications for accessory dwelling units would be considered through the County's existing second housing unit ordinance on a case-by-case basis. The project is exempt from the California Environmental Quality Act (CEQA) according to Public Resources Code Section 21080.17. Countywide. Staff Contact: Stefano Richichi, Associate Planner.
- 1:30 p.m. **PUBLIC HEARING: TENTATIVE PARCEL MAP #2018-001, Tucker & Associates, Inc.** Tentative parcel map application proposing to divide a 19.25 acre parcel into one parcel and a remainder. If approved, resultant Parcel 1-A would be 1.78 acres in size. The remainder would be approximately 17.47 acres in size. Pursuant to Section 15183 of the California Environmental Quality Act Guidelines, the Lassen County Environmental Review Officer has determined that the project is exempt from CEQA because it is consistent with a community plan, general plan, or zoning. The project site is zoned C-2-D (General Commercial, Design Combining District) and has a land use designation of "Commercial" in the Janesville Planning Area Amendments, 1993, and the Lassen County General Plan, 2000. The project site is located at the corner of Cutoff Road and U.S. Highway 395 in Janesville, CA and has a situs address of 465-260 Main Street Janesville, CA 96114. APN: 129-590-32. Staff Contact: Kelly Mumper, Assistant

Planner

- 1:35 p.m. **PUBLIC HEARING: DESIGN REVIEW #2018-013, Tucker & Associates, Inc.** The proposal to approve the design of a 9,100 square foot Dollar General Store and parking lot. This project has been referred to the Planning Commission by the Architectural Review Committee. The project site is zoned C-2-D (General Commercial, Design Combining District) and has a land use designation of "Commercial" in the Janesville Planning Area Amendments, 1993, and the Lassen County General Plan, 2000. The project site is located at the corner of Cutoff Road and U.S. Highway 395 in Janesville, CA and has a situs address of 465-260 Main Street Janesville, CA 96114. APN: 129-590-32. Staff Contact: Kelly Mumper, Assistant Planner.
- 1:40 p.m. **PUBLIC HEARING: Determination as to whether an Environmental Impact Report is required pursuant to the CA Environmental Quality Act (CEQA). INITIAL STUDY #2018-001 for Use Permit Amendment #2018-003 and Reclamation Plan Amendment #2018-001, TLT Enterprises LLC (Perry Thompson).** Proposal to amend mining operations at the Ward Lake Pit (CA mine ID #91-18-0008). If approved, the amendment would allow for 24-hour mining operations Monday through Saturday (currently 6:00 am to 7:00 pm Monday through Saturday), extend the life of the mine from 2020 to 2030, allow site production in excess of the permitted 100,000 tons during declared emergencies, and increase the estimated number of truck trips from 10 per day and 55 per week to an average of 26 per day and maximum 150 per day during peak operations (not including employee vehicles). The project site is located in Litchfield, CA at 476-250 Ward Lake Road, off Center Road (A-27) in Lassen County, approximately 13 miles east of Susanville, CA. The project parcel is zoned Upland Conservation, Resource Management District and Upland Conservation, Agricultural Preserve Combining District, and is designated Extensive Agriculture by the *Lassen County General Plan 2000*. APN: 109-100-59 (Old 109-100-40, 42 44). Staff Contact: Nancy McAllister, Natural Resources Technician.
- 1:45 p.m. **INTERIM MANAGEMENT PLAN: #5-01-87 Extension, Viewland LLC.** Proposed five-year extension of existing Interim Management Plan #5-01-87 (approved by Planning Commission on June 5, 2013), to allow for the continuation of temporary plan of mining operations, to be in effect during idle production periods. The proposed extension will renew said Interim Management Plan for an additional period not to exceed five years, which may be renewed for one additional five-year period at the time of its expiration. The surface mining operation is currently situated on 25 acres of a 269-acre parcel. The subject parcel is zoned U-C-A-P (Upland Conservation, Agricultural Preserve Combining District) and is designated Extensive Agriculture by the *Lassen County General Plan, 2000*. The mining operation is located off Highway 395, 5 miles northeast of Litchfield, CA. APN: 119-190-05. Staff Contact: Nancy McAllister, Natural Resources Technician

N.M.

1:50 p.m.

INTERIM MANAGEMENT PLAN: #930017 Extension, Land of Canaan. Proposed five-year extension of existing Interim Management Plan #930017 (approved by Planning Commission on June 5, 2013), to allow for the continuation of temporary plan of mining operations, to be in effect during idle production periods. The proposed extension will renew said Interim Management Plan for an additional period not to exceed five years, which may be renewed for one additional five-year period at the time of its expiration. The surface mining operation is currently situated on 24 acres of a 462-acre parcel. The subject parcel is zoned U-C-2 (Upland Conservation / Resource Management District) and is designated Extensive Agriculture by the *Lassen County General Plan, 2000*. The mining operation is located off Juniper Ridge Road, approximately 4 miles east of Termo, CA and 10 miles north of Ravendale, CA via Highway 395. APN: 045-132-64. Staff Contact: Nancy McAllister, Natural Resources Technician

ADJOURN

Certain actions of the Commission are appealable to the Board of Supervisors. The appeal period is ten days from the date of the Commission's action. For specific information on appeals, please contact the Lassen County Planning and Building Services Department at 530-251-8269.

MLA:aje

