

LASSEN COUNTY PLANNING COMMISSION
STAFF REPORT
October 5, 2021

FILE NUMBER:	UP 2021-005
PROPERTY OWNER:	Terry Mallery
APPLICANT:	Same
TYPE OF APPLICATION:	Use Permit
GENERAL LOCATION:	The project is located at 474-445 Commercial Way
ASSESSOR'S PARCEL NUMBER:	116-070-028
PROJECT SITE ZONING:	M-2 (Heavy Industrial District).
GENERAL PLAN:	"General Industry" per the <i>Susanville Vicinity Area Plan, 1984</i> .
ENVIRONMENTAL DOCUMENT:	Exempt under Section 15303 of the CEQA Guidelines
APPEAL:	Lassen County Code Section 18.112.050 states that "any person not satisfied with the action of the planning commission... may, within ten days of the notice of the commission's action, appeal in writing to the board of supervisors."
ASSIGNED STAFF:	Gaylon Norwood, Assistant Director

AUTHORITY FOR APPLICATION:

Use Permit Ordinance, Lassen County Code Chapter 18.112
Caretakers Unit, Lassen County Code Section 18.44.040(16)

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 single family residence (caretaker's residence).

PROJECT SITE CHARACTERISTICS: The subject parcel is 4.00 acres in size and is located approximately one-half mile southeast of the intersection of Johnstonville and Skyline Roads at 474-445 Commercial Way, Susanville, CA (APN 116-070-028). The subject parcel is zoned M-2 (Heavy Industrial District) and has a "General Industry" land use designation pursuant to the *Susanville Vicinity Area Plan, 1984*.

The subject parcel is in a Local Responsibility Area (LRA) for fire protection and is not within the 100-year flood zone.

ACCESS: The subject parcel directly adjoins Commercial Way, which is in the County maintained road system.

SURROUNDING PROPERTIES: To the east of the subject parcel are other lands zoned M-2 (Heavy Industrial District), and to the west, north and south lands are zoned A-3 (Agriculture District), as illustrated below:

	Zoning	Parcel Size (acres)	Land Use Designation <i>Susanville Vicinity Area Plan</i>
North	A-3*	18	“Intensive Agriculture”
East	M-2**	5.25	“General Industry”
South	A-3	43.85	“Intensive Agriculture”
West	A-3	4	“Intensive Agriculture”

*A-3-B-4 (Agricultural District)

**M-2 (Heavy Industrial District)

GENERAL PLAN: The subject parcel has a “General Industry” land use designation pursuant to the *Lassen County General Plan, 2000*, as amended by the *Susanville Vicinity Area Plan, 1984*.

LASSEN COUNTY CODE: The subject parcel is zoned M-2 (Heavy Industrial District).

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.

According to Lassen County Code Section 18.44.040(16), the M-2 district allows for a caretaker’s residence by use permit, “...*provided that the permitted use requires the continuous supervision of a caretaker, superintendent or security person and the residence is to be occupied only by such person and his family*”. In his letter dated August 22, 2021, Mr. Mallery states in part that the caretaker is necessary to “*deter theft and vandalism.*” The applicant has indicated that he intends to use the parcel for truck storage, which is allowed by right in the Heavy Industrial District (as are mini-storage facilities). Said letter is included with the Planning Division’s memorandum to the Technical Advisory Committee (TAC). The Planning Commission will determine whether the proposed caretaker’s residence qualifies as a use allowed by use permit pursuant to the above section.

LOCAL GOVERNMENTAL SERVICES:

- Fire protection service is provided by Susanville Fire Protection District and the California Department of Forestry and Fire Protection (Cal Fire)
- Police protection is provided by the Lassen County Sheriff’s Department
- School service provided by the Susanville School District and Lassen Union High districts

ENVIRONMENTAL DOCUMENT: The Environmental Review Officer of Lassen County has determined that this proposal is exempt from the California Environmental Quality Act under Section 15303 of the CEQA Guidelines.

FINDINGS AND RECOMMENDATIONS BY TAC: The Technical Advisory Committee (TAC) met on September 2, 2021, 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). The recommended conditions can also be found in Exhibit “A” of the draft resolution for approval that is included in this packet.

STAFF RECOMMENDATION: Staff recommends approval of Use Permit #2021-005. The project is consistent with Lassen County Title 18 *Zoning* and the *Lassen County General Plan, 2000*.

TECHNICAL ADVISORY COMMITTEE
RECOMMENDED FINDINGS AND CONDITIONS

September 2, 2021

Use Permit #2021-005, Mallery

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



County of Lassen
Department of Planning and Building Services

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

September 1, 2021

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: September 2, 2021

FROM: Maurice L. Anderson, Director

Zoning & Building
Inspection Requests
Phone: 530 257-5263

RE: **USE PERMIT #2021-005, Mallery.** Proposal to construct a caretaker's residence at 474-445 Commercial Way. The subject parcel is zoned M-2 (Heavy Industrial District) and is designated "General Industry" per the *Susanville Vicinity Area Plan, 1984*. The project site is located approximately one-half mile southeast of the intersection of Johnstonville and Skyline Roads. APN: 116-070-028. Staff Contact: Gaylon Norwood, Assistant Director

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

1. The subject parcel is zoned M-2 (Heavy Industrial District).
2. The subject parcel is designated "General Industry" per the *Susanville Vicinity Area Plan, 1984*.
3. The subject parcel is partially in a "Zone A" 100-year flood zone as described by the Federal Emergency Management Agency (FEMA); however, the area proposed for the caretaker's residence is not in the 100-year-flood zone.
4. The applicant is proposing to construct a caretaker's residence accessory to a cargo container/equipment storage yard and truck storage facility.
5. According to Lassen County Code Section 18.44.040(16), the M-2 district allows for a caretaker's residence by use permit, "...provided that the permitted use requires the continuous supervision of a caretaker, superintendent or security person and the residence is to be occupied only by such person and his family". In his letter dated August 22, 2021, Mr. Mallery states in part that the caretaker will "deter theft and vandalism" for the container storage business located on the same parcel (known as Lassen Rents, Inc.). Said letter is included with this TAC memorandum. The Planning Commission will determine whether the proposed caretaker's residence qualifies as a use allowed by use permit pursuant to the above section.
6. The subject parcel is in a "Moderate" Fire Severity Zone in a Local Responsibility Area. Therefore, development is not subject to the 30-foot fire safety setback set forth by Lassen County Code Section 9.16.330. All development, including the proposed caretaker's residence, is subject to the zoning set forth by Lassen County Code Section 18.44.050.

7. The proposed caretaker's residence is subject to design review per Section 18.44.060(1) of the Lassen County Code.
8. All proposed lighting must comply with Lassen County Code Section 18.108.155, which states:

Unless otherwise provided in this title, the following lighting requirements shall apply: 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.

9. The *Susanville Vicinity Area Plan, 1984*, describes the "General Industry" land use designation as follows: "Provides for general light and heavy industrial and manufacturing uses, recognizing varying degrees of impacts and service requirements."

10. The following policies from the *Lassen County General Plan, 2000* pertain to the project:

- *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.*
- *GOAL L-13: Improvement, expansion and diversification of the County's industrial base and generation of related employment opportunities.*
- *LU32 POLICY: The County encourages and will facilitate the development of new, environmentally responsible industrial projects for the economic benefit of the County.*

11. Pursuant to Lassen County Code Section 18.112.030, the Technical Advisory Committee shall review all use permit applications and shall prepare recommended conditions of approval for consideration by the County (in this case, the Planning Commission).
12. The Environmental Review Officer recommends that the Planning Commission find the proposed project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) and 15303 of the CEQA Guidelines.

13. Ultimately, the Planning Commission will determine whether the proposed project is consistent with the *Lassen County General Plan, 2000* (also see the above policies), 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. Prior to obtaining a building permit, the applicant must have a design review application approved.
4. The applicant shall obtain all necessary building permits from the Lassen County Department of Planning and Building Services, and the caretaker's residence must pass a final inspection before issuance of the Authorization to Operate.
5. 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.

RECEIVED

Lassen Rents, Inc.

AUG 23 2021

P.O. Box 270684
Susanville, CA 96127
530-257-3865

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES

8/22/2021

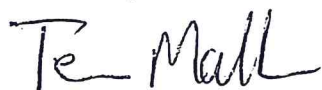
To: Lassen County Planning Department

Subject: Use Permit #2021-005, Mallery

Sirs,

I am applying for a Use Permit for a Caretakers Residence for the main reason of Security. I plan for a facility to park equipment on. I need a person to be on site 24 hours to deter theft and vandalism. It is well known that Susanville has a theft and vandal problem. With the use of a fence and caretaker, I hope to reduce or eliminate any theft or vandal issues. As a container storage area I cannot have kids climbing onto containers or trucks. I cannot have transits and kids going thru the containers or trucks. A caretaker can help prevent this. Also it will be easier to rent out equipment parking and yard space if there is a caretaker on the premises.

Thank you



Terry Mallery



DEPARTMENT OF FORESTRY AND FIRE PROTECTION

Lassen Modoc Unit
697-345 Highway 36
Susanville, CA 96130
(530) 257-4171



August 23, 2021

From: The Lassen County Fire Warden's Office
697-345 Highway 36
Susanville, CA 96130
(530) 257-4171

RECEIVED

AUG 23 2021

To: Lassen County Building and Planning Department
707 Nevada St # 5
Susanville, CA
(530) 251-8269

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES

RE: USE PERMIT #2021-005, Mallery.

Findings:

1. The parcel is located within Susan River Fire Protection District.
2. The parcel is located in the LRA (Local Responsibility Area).
3. The parcel is not located in a rated Fire Hazard Severity Zone.
4. The applicable sections of Lassen County Fire Safe Regulations apply.
5. The parcel is accessed by a paved county road (Commercial Way).
6. The parcel has a fire hydrant located at the northeastern corner along Commercial Way.
7. Based on the provided site map, the proposed mobile/modular type home will be placed adjacent to Commercial Way at the northeastern corner of the parcel near the fire hydrant.

Conditions:

1. 9.16.120(e) -Driveway width. All driveways shall be constructed to provide a minimum of one ten foot traffic lane, fourteen feet unobstructed horizontal clearance, and unobstructed vertical clearance of thirteen feet, six inches. (Ord. 2020-003 § 2).
2. 9.16.200 – Gate entrances. The applicable subsections of this section shall apply.
 - (a) Gate entrances shall be at least two feet wider than the width of the traffic lane(s) serving that gate and a minimum width of fourteen feet unobstructed horizontal clearance and unobstructed vertical clearance of thirteen feet, six inches.
 - (b) All gates providing access from a road to a driveway shall be located at least thirty feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road.
3. 9.16.240 Addresses for buildings.



County of Lassen

Department of Planning and Building Services

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

August 17, 2021

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: September 2, 2021

Zoning & Building
Inspection Requests
Phone: 530 257-5263

FROM: Don Willis, Lassen County Surveyor

RE: Use Permit No. 2021-005 – The 2020 Mallery Family Trust.
Assessor's Parcel Number: 116-070-028.

LASSEN COUNTY SURVEYOR FINDS AS FOLLOWS:

1. The subject parcel is known as Assessor's Parcel Number 116-070-028 and title is currently vested in The 2020 Mallery Family Trust, with Terry Mallery and Ranielle Mallery as Trustees, as shown at a Grant Deed recorded on October 14, 2020 as Document No. 2020-04395 of the Official Records of Lassen County, California.
2. The subject parcel is located in a portion of the Northwest one-quarter of the Southwest one-quarter of Section 3, Township 29 North, Range 12 East, Mount Diablo Base and Meridian, in the Johnstonville area of Lassen County, California.
3. The legal description for the parcel noted in Findings Item Number One above describes the subject property with a metes and bounds description which results in a parcel that is represented by Assessor's Parcel Number 116-070-028, as is currently shown on Assessor's Parcel Map No. 116-07.
4. The subject parcel was created in compliance with the provisions of the Subdivision Map Act and local ordinances. This is based on a Joint Tenancy Grant Deed that was recorded on July 23, 1971 in Book 246, Page 402, of the Official Records of Lassen County. The legal description within this deed describes the exact same parcel as is described in the vesting deed. Since this conveyance was recorded prior to March 4, 1972 and it resulted from a land division of fewer than five parcels, it would be in compliance with the provisions of the Subdivision Map Act per Section 66412.6(a). In addition, permits have been issued by the Lassen County Building Department which constitutes "*real property which has been approved for development*" per Section 66499.34 of the Subdivision Map Act. This would allow a local agency to issue a Certificate of Compliance if requested by the owner of the real property.
5. The subject parcel adjoins and is accessed by Commercial Road, County Road No. 228, which is in the County maintained road system.

**LASSEN COUNTY SURVEYOR RECOMMENDS THE FOLLOWING CONDITIONS
FOR USE PERMIT NO. 2021-005 (THE 2020 MALLERY FAMILY TRUST):**

1. None.

Respectfully submitted,

A handwritten signature in cursive script that reads "Don Willis".

Don Willis, L.S. 7742
Lassen County Surveyor

RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION APPROVING
USE PERMIT # 2021-005, MALLERY

WHEREAS, the Planning Commission of Lassen County, after due notice and a public hearing conducted October 5, 2021, has considered Use Permit Application #2021-005 filed by Terry Mallery (property owner) to construct a residence at 474-445 Commercial Way, Susanville, CA (APN 116-070-028); 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 15303 of the 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 18.44, and the provisions of Lassen County Code Chapter 18.112, which establish the regulations regarding the issuance of Use Permits.
 - b. That the project, as conditioned, will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or to the general welfare.
3. The Lassen County Planning Commission hereby adopts the recommended findings and conditions of the Technical Advisory Committee, contained in the memorandum provided for the October 1, 2021, Planning Commission meeting.
4. The Planning Commission hereby concurs with the Environmental Review Officer that the project qualifies for exemption, pursuant to Sections 15303 of the CEQA Guidelines.
5. The Lassen County Planning Commission hereby approves Use Permit #2021-005, Mallery, 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 5th day of October, 2021, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

Chairman
Lassen County Planning Commission

ATTEST:

Maurice L. Anderson, Secretary
Lassen County Planning Commission

RESOLUTION NO. _____

EXHIBIT "A"
CONDITIONS OF APPROVAL FOR
USE PERMIT #2021-005, MALLERY

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. Prior to obtaining a building permit, the applicant must have a design review application approved.
4. The applicant shall obtain all necessary building permits from the Lassen County Department of Planning and Building Services, and the caretaker's residence must pass a final inspection before issuance of the Authorization to Operate.
5. 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.
6. 9.16.120(e) –Driveway width. All driveways shall be constructed to provide a minimum of one ten foot traffic lane, fourteen feet unobstructed horizontal clearance, and unobstructed vertical clearance of thirteen feet, six inches (Ord. 2020-003 section 2).
7. 9.16.200 – Gate entrances. The applicable subsections of this section shall apply. (a) Gate entrances shall be at least two feet wider than the width of the traffic lane(s) serving the gate and a minimum width of fourteen feet unobstructed horizontal clearance and an unobstructed vertical clearance of thirteen feet, six inches. (b) All gates providing access from a road to a driveway shall be located at least thirty feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road.
8. 9.16.240 Addresses for buildings.

RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION DISAPPROVING
USE PERMIT # 2021-005, MALLERY

WHEREAS, the Planning Commission of Lassen County, after due notice and a public hearing conducted October 5, 2021, has considered Use Permit Application #2021-005 filed by Terry Mallery (property owner) to construct a residence at 474-445 Commercial Way, Susanville, CA (APN 116-070-028); 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 project that are disapproved are not subject to the California Environmental Quality Act.

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 18.44 and/or the provisions of Lassen County Code Chapter 18.112, which establish the regulations regarding the issuance of Use Permits, based on the following findings:
 - i.
 - ii.
 - iii.
 - b. That the project, as conditioned, under the circumstances of the particular case, is likely to be detrimental to the health, safety, peace, morals, comfort, and/or 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, based on the following findings:
 - i.
 - ii.
 - iii.
3. The Planning Commission hereby concurs with the Environmental Review Officer that the project that are disapproved are not subject to the California Environmental Quality Act.
4. The Lassen County Planning Commission hereby disapproves Use Permit #2021-005, Mallery.

RESOLUTION NO. _____

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the 5th day of October, 2021, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

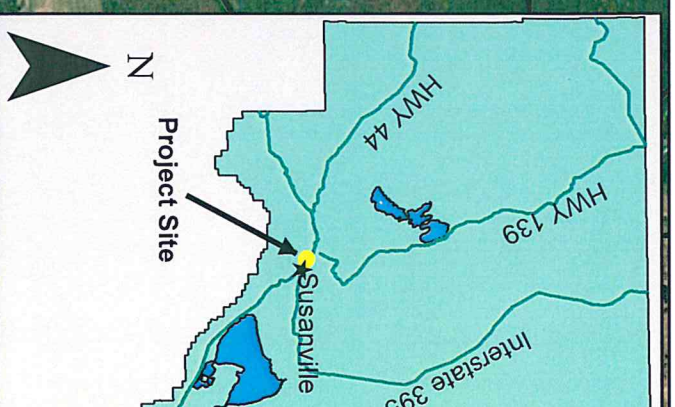
ABSENT: _____

Chairman
Lassen County Planning Commission

ATTEST:

Maurice L. Anderson, Secretary
Lassen County Planning Commission

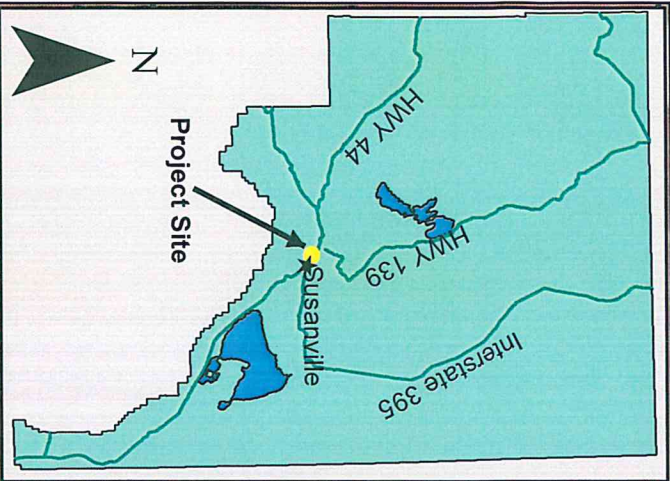
Use Permit #2021-005, Mallery



Lassen County makes no guarantee of the accuracy or completeness of this information or data and assumes no liability for its use or misuse. This product is intended to be used for planning purposes only and does not have the force and effect of law, rule, or regulation. All GIS data should be verified before it is relied upon for property or project planning.

Sources: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Use Permit #2021-005, Mallery



COMMERCIAL ROAD



APN 116-070-28

Project Site

APN 116-070-28

Roads

0 25 50 100 Yards

Lassen County makes no guarantee of the accuracy or completeness of this information or data and assumes no liability for its use or misuse. This product is intended to be used for planning purposes only and does not have the force and effect of law, rule, or regulation. All GIS data should be verified before it is relied upon for property or project planning.

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



USE PERMIT APPLICATION

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

JUL 16 2021

DEPARTMENT OF PLANNING AND BUILDING SERVICES

707 Nevada Street, Suite 5 · Susanville, CA 96130-3912 LASSEN COUNTY DEPARTMENT OF

(530) 251-8269 · (530) 251-8373 (fax) www.co.lassen.ca.us 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. UP2021-005

Property Owner/s	Property Owner/s
Name: TERRY MALLERY	Name:
Mailing Address: P.O. Box 270684	Mailing Address:
City, ST, Zip: Susanville CA 96127	City, ST, Zip:
Telephone: 530-257-3865 Fax:	Telephone: Fax:
Email: tmallery@frontier.net.net	Email:

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

Project Address or Specific Location:			
Deed Reference: Book:	Page:	Year:	Doc#:
Zoning: M-2	General Plan Designation:		
Parcel Size (acreage): 4 ACRES	Section:	Township:	Range:

Assessor's Parcel Number(s):	- -	- -	- -
116 -070-28	- -	- -	- -

Project Description: Storage Yard - Gravel & Road Base surface as Finances allow. Fence perimeter with 6" Chain Link Fence. Install Electric Septic & Water on Property to allow for a Caretaker/Security Residence. Property will also be used as a Container and equipment Storage yard. Use Permit is asked for caretakers/security residence and to be used as a secure truck Storage yard.

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).
<i>Te Mall</i> Date: 7-15-2021	Date:
Date:	Date:

See associated process form for required attachments and instructions.

Water

SCALE: 1"=100'
DECEMBER 28, 2018



= Water
1" Water Line
Service From Commercial Road

CENTER OF
SUSAN RIVER

T. MALLERY
116-070-28
±4 ACRES

S 89°25'32" E ±300'

N 87°06'00" W ±950'
500' Faucet

150' Faucet
Stub For Future Residence Faucet

N 00°12'22" W 334.36'

COMMERCIAL WAY


CENTERLINE S.P.R.R.

50' 50'

Gravel/Road Base

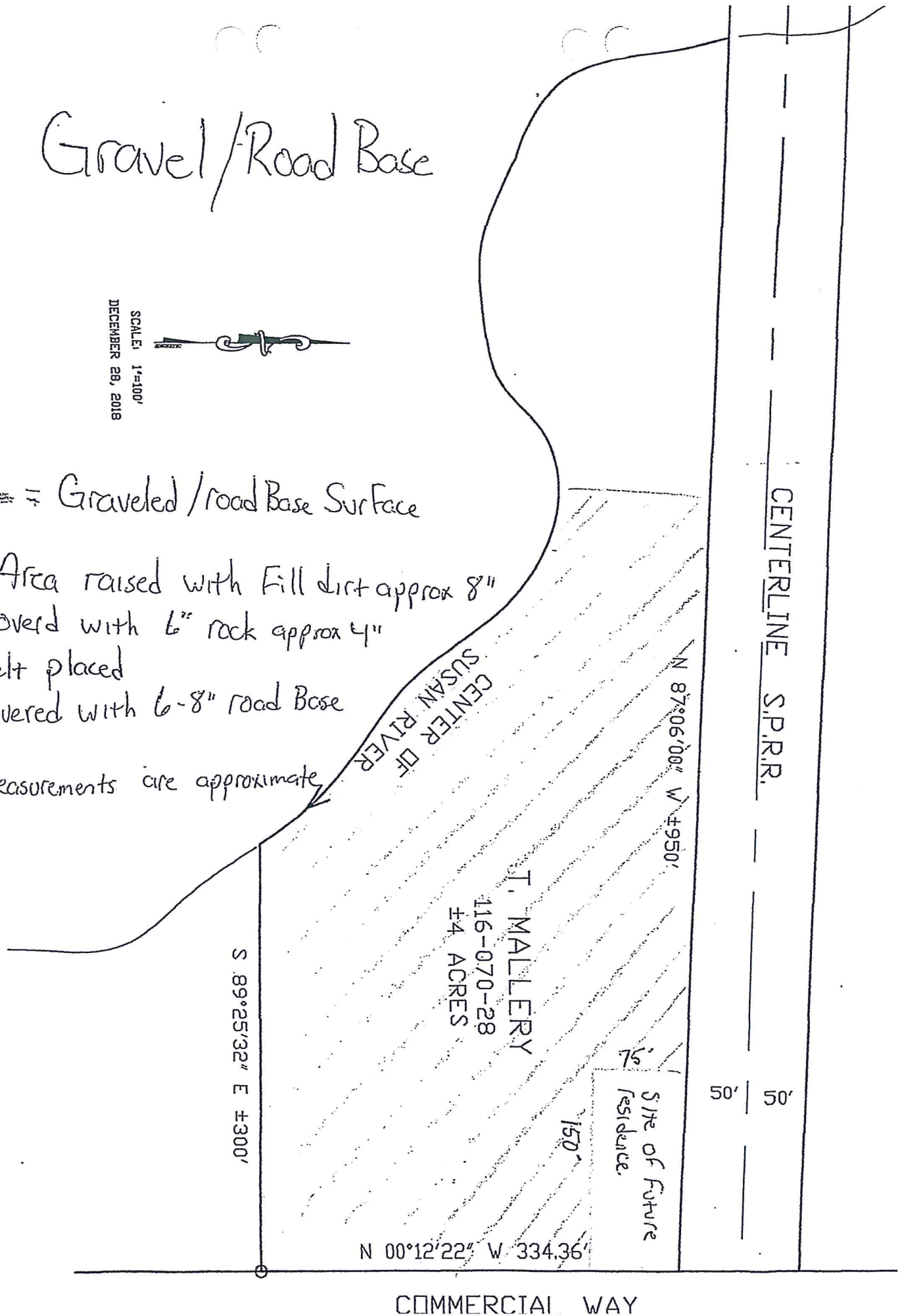
SCALE: 1"=100'
DECEMBER 28, 2018



 = Graveled / road Base Surface

Area raised with Fill dirt approx 8"
Coverd with 6" rock approx 4"
Felt placed
Covered with 6-8" road Base

All measurements are approximate



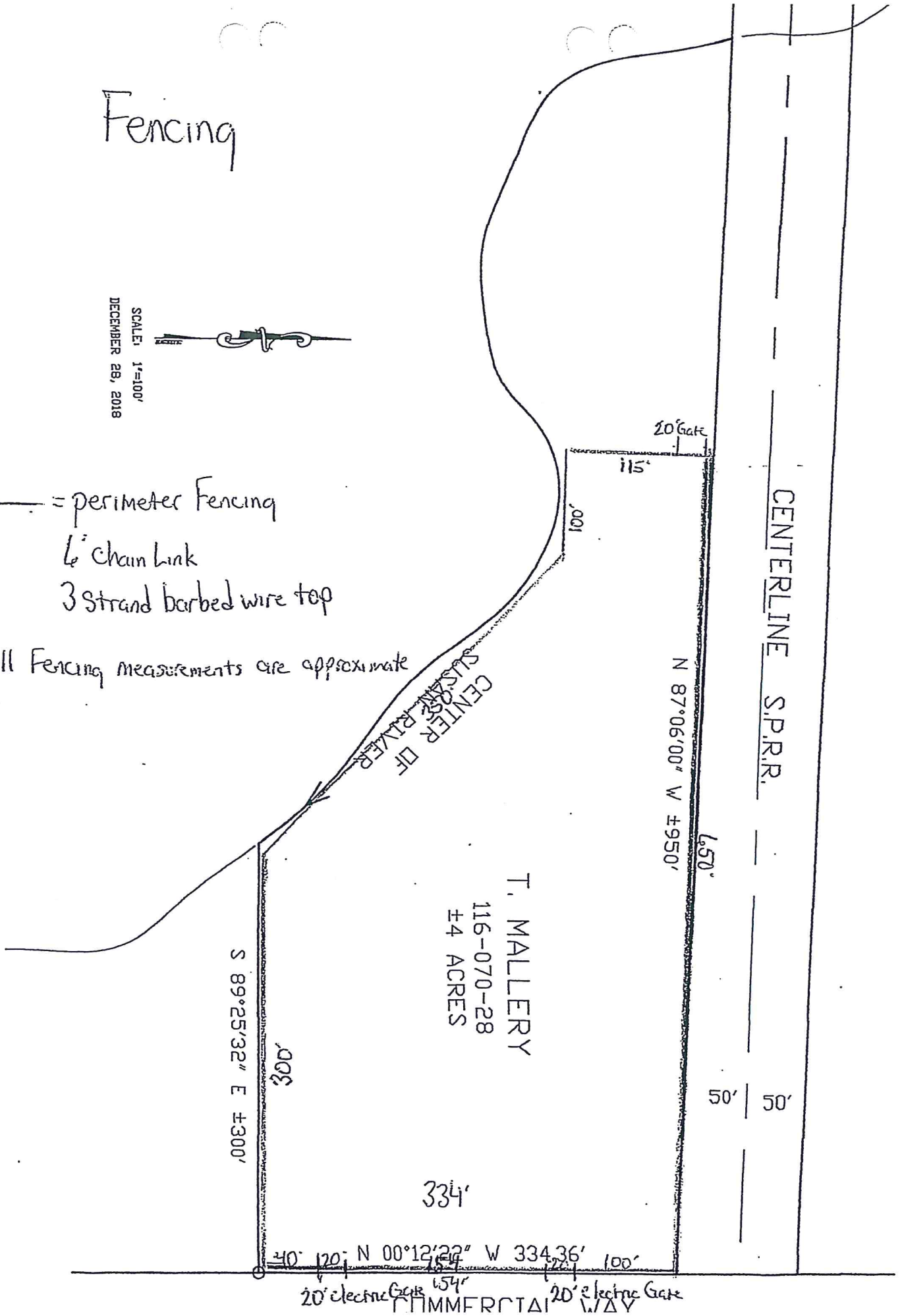
Fencing

SCALE: 1"=100'
DECEMBER 28, 2018



— = perimeter Fencing
6" Chain Link
3 Strand barbed wire top

All Fencing measurements are approximate



SEPTIC

SCALE: 1"=100'
DECEMBER 28, 2018



= SEPTIC

Abandon existing Septic & Leach Field
Replace with New Septic & Leach Field

CENTER OF
SUSAN RIVER

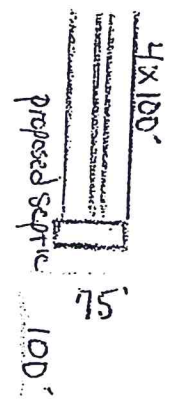
T. MALLERY

116-070-28
±4 ACRES

S 89°25'32" E ±300'

EXISTING SEPTIC

N 00°12'22" W 334.36'



N 87°06'00" W ±950'

CENTERLINE S.P.R.R.

50' 50'

COMMERCIAL WAY

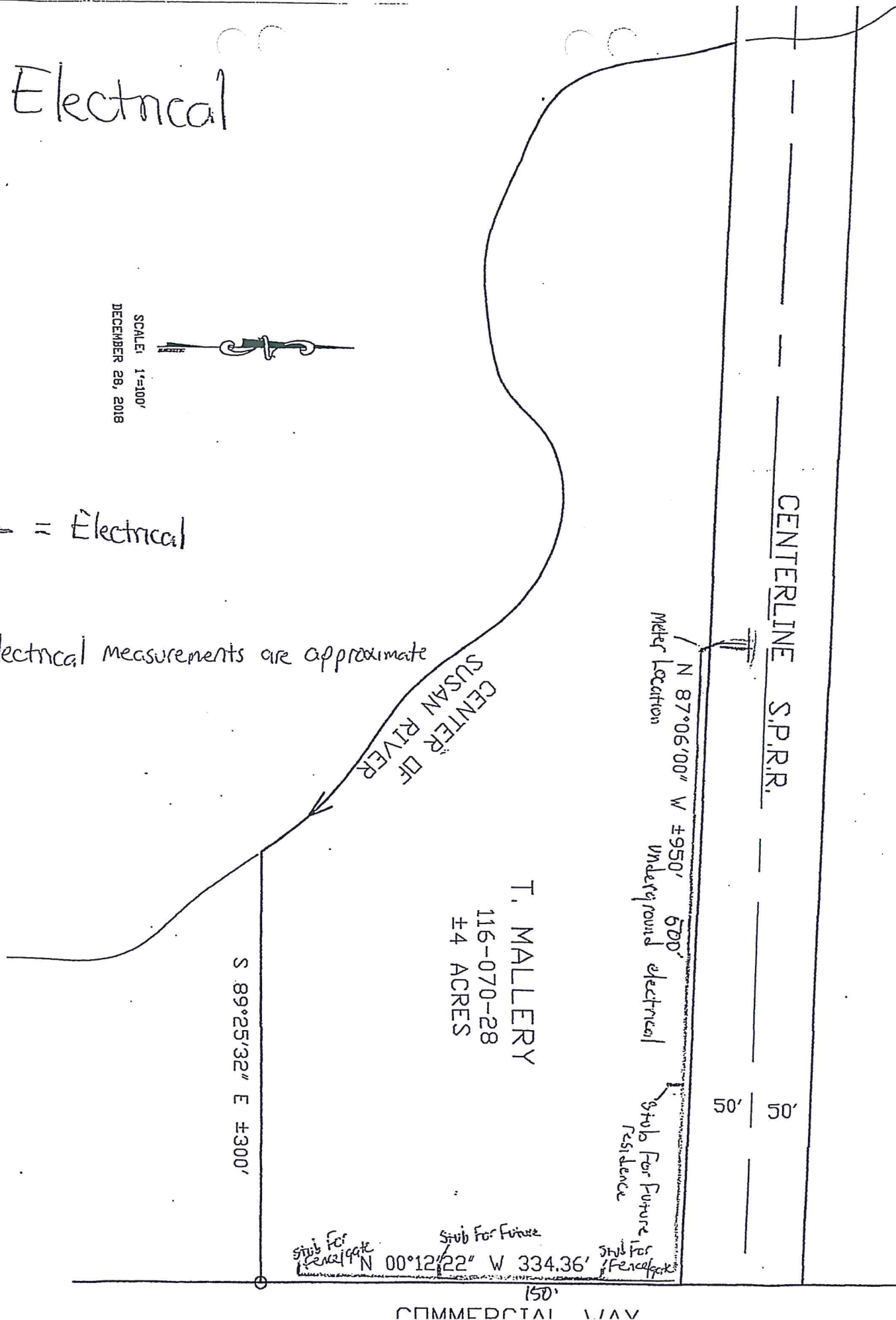
Electrical

SCALE: 1"=100'
DECEMBER 28, 2018



 = Electrical

All electrical measurements are approximate



CENTERLINE S.P.R.R.

FF

FF

N 87°06'00" W ±950'

500' Undisturbed Effect

Water

175' Reservoir Site
1" for Residence
150'

N 00°12'22" W 334.36'

150' Undisturbed Effect

Septic

T. MALLERY
116-070-28
±4 ACRES

S 89°25'32" E ±300'

CENTER OF
SUSAN RIVER

SL-1

110'

SCALE: 1"=100'
DECEMBER 28, 2018



COMMERCIAL WAY

Residence

SCALE: 1"=100'
DECEMBER 28, 2018



Standard Mobil Home
2 or 3 bedroom with
detached Garage.
Selection of Mobil/Modular
Home pending approval
of use permit.

CENTER OF
SUSAN RIVER

T. MALLERY
116-070-28
±4 ACRES

S. 89°25'32" E ±300'

N 00°12'22" W 334.36'

Mobil Home
Garage

N 87°06'00" W ±950'

CENTERLINE S.P.R.R.

50' 50'