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PLANNING COMMISSION MEETING April 5, 2022

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PROPERTY OWNER: Joginder Gondal & Sukhpal Gajj
APPLICANT: Joginder Gondal & Sukhpal Gajj
TYPE OF APPLICATION: Parcel Map, Use Permit, Initial Study

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LASSEN COUNTY PLANNING COMMISSION
STAFF REPORT
April 5, 2022

FILE NUMBER: PM 2021-001, UP 2021-002, IS 2021-001
APPLICANT: Joginder Gondal & Sukhpal Gajj
TYPE OF APPLICATION: Parcel Map, Use Permit, Initial Study
GENERAL LOCATION: Hallelujah Junction, CA
ASSESSOR'S PARCEL NUMBERS: 147-030-018, 147-030-019
ZONING: C-H (Highway Commercial District)
GENERAL PLAN: "Commercial," per the *Hallelujah Junction Area Plan, 1984*
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."
ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration (IS 2021-001)
ASSIGNED STAFF: Nancy McAllister, Senior Planner

AUTHORITY FOR APPLICATION:

Subdivision Map Act, Government Code Section 66410 et seq. established regulations.
Parcel Map Provision, Lassen County Code Section 16.20 et seq. established regulations.
Use Permit Provision, Lassen County Code Section 18.112 et seq. established regulations
Uses Allowed by Use Permit in C-T District, Lassen County Code Section 18.34.040(3)

REGULATING AGENCIES:

Agency

Planning Commission

Planning and Building Services

Environmental Health

Lahontan Regional Water Quality Control Board

California Department of Fish and Wildlife

California Department of Housing and

Community Development

Identified Permits/Approvals

Parcel Map/Use Permit Approval

Environmental Document Certification

Building Permits (as applicable)

Sewage Disposal/Water System Permits or

Approvals (as applicable)

Discharge/Sewage Disposal/Water System Permits

or Approvals (as applicable)

Streambed Alteration Agreement

Park Permit; Building Permits and Sewage

Disposal/Water System Permits or Approvals (as applicable)

PROJECT DESCRIPTION: The applicants are proposing to construct and operate a 30-space recreational vehicle park on Proposed Parcel A. To create the space needed for the RV park, the applicant proposes to relocate and expand an existing leach area, remove a separate existing leach area, and reroute the drainage easement existing on Parcels B and C, which were all approved through Parcel Map Application 1-01-90 (recorded at Book 28, Pages 51 and 52 of the Official Records of Lassen County, CA). The applicants are also proposing to reconfigure the property line common to both parcels; this will be accomplished through the parcel map application, although no additional parcels will be created (Parcels B and C will be reconfigured to create Proposed Parcels A and B, and the new leach area and drainage easement will be shown on the parcel map to be recorded). An Initial Study has been prepared for this project and the Lassen County Environmental Review Officer is recommending certification of a Mitigated Negative Declaration. Staff Contact: Nancy McAllister, Senior Planner.

PROJECT SITE CHARACTERISTICS: The project site is located just east of the intersection of Highways 395 and 70 in southern Lassen County, and just north of the Chevron gas station at said intersection. Existing improvements on the subject parcels (Parcel B: APN 147-030-018; Parcel C: APN 147-030-019) include a well, septic system, manufactured home, store, and gas station. The subject parcels are zoned C-H (Highway Commercial District) and have a General Plan land use designation of "Commercial," per the *Hallelujah Junction Area Plan, 1984*. The subject parcels are in the State Responsibility Area (SRA) for fire protection ("Moderate" Fire Hazard Severity Zone) and are located within the Federal Emergency Management Agency (FEMA) Flood Zone "X", which is not part of the 100-year flood zone as described by FEMA.

ACCESS/REQUIREMENTS: Parcel B, as shown on the tentative map submitted for Parcel Map No. 2021-001 (Existing Parcel B, APN 147-030-018), adjoins lands owned by the State of California which are located at the easterly terminus of State Highway 70. Access to said Parcel B is provided directly over said State of California lands. An encroachment permit was obtained from Caltrans at the time of approval of said Parcel Map No. 1-01-90 (28 Maps 51), according to documents in the record file.

Parcel A, as shown on said tentative map (Existing Parcel C, APN 147-030-019), has access via a sixty-foot-wide easement for road purposes along the entire length of its westerly boundary and over a portion of the westerly boundary of said Parcel B, as said easement is shown on said Parcel Map No. 1-01-90. The easement was originally created by an Easement Deed that was recorded on June 24, 1981 in Book 387, Page 693, of the Official Records of Lassen County. The sixty-foot-wide easement for road purposes, as described above, is shown as Larder Way on said Parcel Map No. 1-01-90, which is a privately maintained roadway that is not in the County maintained road system.

The Department of Public Works did not recommend conditions at the February 3, 2022, Technical Advisory Committee meeting.

SURROUNDING PROPERTY CHARACTERISTICS AND ZONING: The subject parcels are surrounded primarily by public land, managed by Bureau of Land Management, zoned O-S (Open Space District). There is a small parcel immediately to the south of the subject parcels that is zoned C-H (Highway Commercial District). Surrounding property information is as follows:

	Zoning	Parcel Size (acres)	Land Use Designation <i>(Hallelujah Junction Area Plan, 1984 and Lassen County General Plan, 2000)</i>
North	O-S*	23	“Open Space”
East	O-S*	700	“Open Space”
South	C-H**	4.49	“Commercial”
West	O-S*	16	“Open Space”

* O-S (Open Space District)

**C-H (Highway Commercial District)

ZONING: The subject parcels are zoned C-H (Highway Commercial District). Lassen County Code Section 18.28.040(1) allows for a “recreational vehicle park” by use permit in the C-H zoning district.

GENERAL PLAN: The subject parcels are designated “Commercial” in the *Lassen County General Plan, 2000*, per the *Hallelujah Junction Area Plan, 1984*. Said designation is described as follows:

Commercial

A “Commercial” designation indicates areas identified as appropriate for general commercial land uses. These may range from retail, service, lodging, and light commercial uses which may be allowed “by right” to heavier commercial operations which may verge on being considered “industrial” in character. The more intense commercial uses typically require approval of a use permit to determine if the site- and project-specific issues support approval of the use in the proposed location. Residential development, especially if not directly related to commercial uses, is generally discouraged and may, depending on the specific zoning district, require a use permit.

Depending on the availability of community water and/or sewer systems, building intensity may range from 1 to 7.25 units per acre. Population density may range accordingly from an average of 3 to 22 people per acre. Residential development is generally not encouraged, but may be allowed. However, population density should not interfere with the commercial development intent of the designation.

Corresponding Zoning: “C-G”, General Commercial District; “C-T”, Town Service District; and “C-H”, Highway Commercial District. (The “C-1”, Retail Business District, and “C-2”, General Commercial District, have been largely superseded by the newer commercial districts identified above. However, they may remain in effect in some areas of the County.)

The proposed use permit is consistent with the “Commercial” land use designation.

The subject parcels are located within the “Scenic Highway Corridor,” per the *Lassen County Energy Element, 1993*. The *Lassen County General Plan, 2000*, describes “Scenic Corridor” as follows:

Scenic Corridor

Scenic Corridors identify areas bordering major highways which have significant or sensitive scenic values due to the existence of significant scenic features and the level of public exposure to those areas. This designation always overlays a primary land use designation. Although special standards may apply to development within such corridors (e.g., design review criteria), uses allowed and corresponding zoning and development standards, including building intensity and population density, are factors of the primary land use designations.

The *Hallelujah Junction Area Plan, 1984*, requires a 100-foot maintained setback for all development along intermittent and perennial natural drainages, and the *Local Agency Management Program (LAMP), 2020*, requires that leach trench/disposal systems and septic tanks be setback a minimum of 100 feet from any flowing water body, including ephemeral drainages, creeks, streams, and rivers. The applicant will need to amend their submitted tentative map and plot map, or otherwise demonstrate that these requirements are being met.

Additional related General Plan and Area Plan goals, policies, and implementation measures are outlined in the attached February 3, 2022, memo to the Technical Advisory Committee.

LOCAL GOVERNMENTAL SERVICES:

- Hallelujah Junction Fire District
- Lassen County Sheriff's Department
- Fort Sage Unified School District
- Plumas Sierra Rural Electric Cooperative

LASSEN COUNTY CODE: Lassen County Code Chapter 16.20 et seq. sets forth standards relating to the Planning Commission's approval or denial of parcel map applications. Selected sections of Chapter 16.20 read as follows:

16.20.060 Planning commission action—Notice of public hearings.

... The planning commission shall approve, conditionally approve or deny the tentative map and shall report its decision to the board of supervisors and the subdivider within fifty days after the tentative map has been accepted for filing. If an environmental impact report is prepared, the decision shall be made within forty-five days after certification of the environmental impact report. (Ord. 475 § 1(16.05.161), 1985).

16.20.070 Planning commission action—Approval.

In approving or conditionally approving the tentative map, the planning commission, acting in the capacity of the advisory agency, shall find that the proposed parcel map, together with its provisions for its design and improvements, is consistent with applicable general or specific plans adopted by Lassen County.

The planning commission may modify or delete any of the conditions of approval recommended in the technical advisory committee report, except conditions required by county ordinance. The planning commission may add additional requirements as a condition of its approval.

If no action is taken by the planning commission within the time limit as specified, the tentative map as filed shall be deemed to be approved, insofar as it complies with other applicable provisions of the Subdivision Map Act, this chapter or other county ordinances, and it shall be the duty of the county clerk to certify the approval. (Ord. 475 § 1(16.05.162), 1985).

16.20.080 Planning commission action—Denial.

The tentative map may be denied by the planning commission on any of the grounds provided by county ordinances or the Subdivision Map Act.

The planning commission shall deny approval of the tentative map if it makes any of the following findings:

- (1) That the proposed map is not consistent with applicable general and specific plans;*
- (2) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans;*
- (3) That the site is not physically suitable for the type of development;*
- (4) That the site is not physically suitable for the proposed density of development;*
- (5) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;*
- (6) That the design of the subdivision or the type of improvements is likely to cause serious public health problems;*
- (7) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements for access or for use will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision. (Ord. 475 § 1(16.05.163), 1985).*

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).

ENVIRONMENTAL DOCUMENT: The Environmental Review Officer (ERO) of Lassen County prepared an Initial Study and Mitigated Negative Declaration for the proposed project. Said Mitigated Negative Declaration and supporting Initial Study were circulated for public review from February 25, 2022, through March 28, 2022. The ERO prepared a Notice of Intent to Adopt a Mitigated Negative Declaration, dated February 24, 2022, that was sent to the State Clearinghouse for distribution to state agencies. The Initial Study and Proposed Mitigated Negative Declaration is available on the Planning and Building Services Department's portion of the Lassen County website at the following URL, within the "Environmental Documents, Noticing and Attachments" tab:

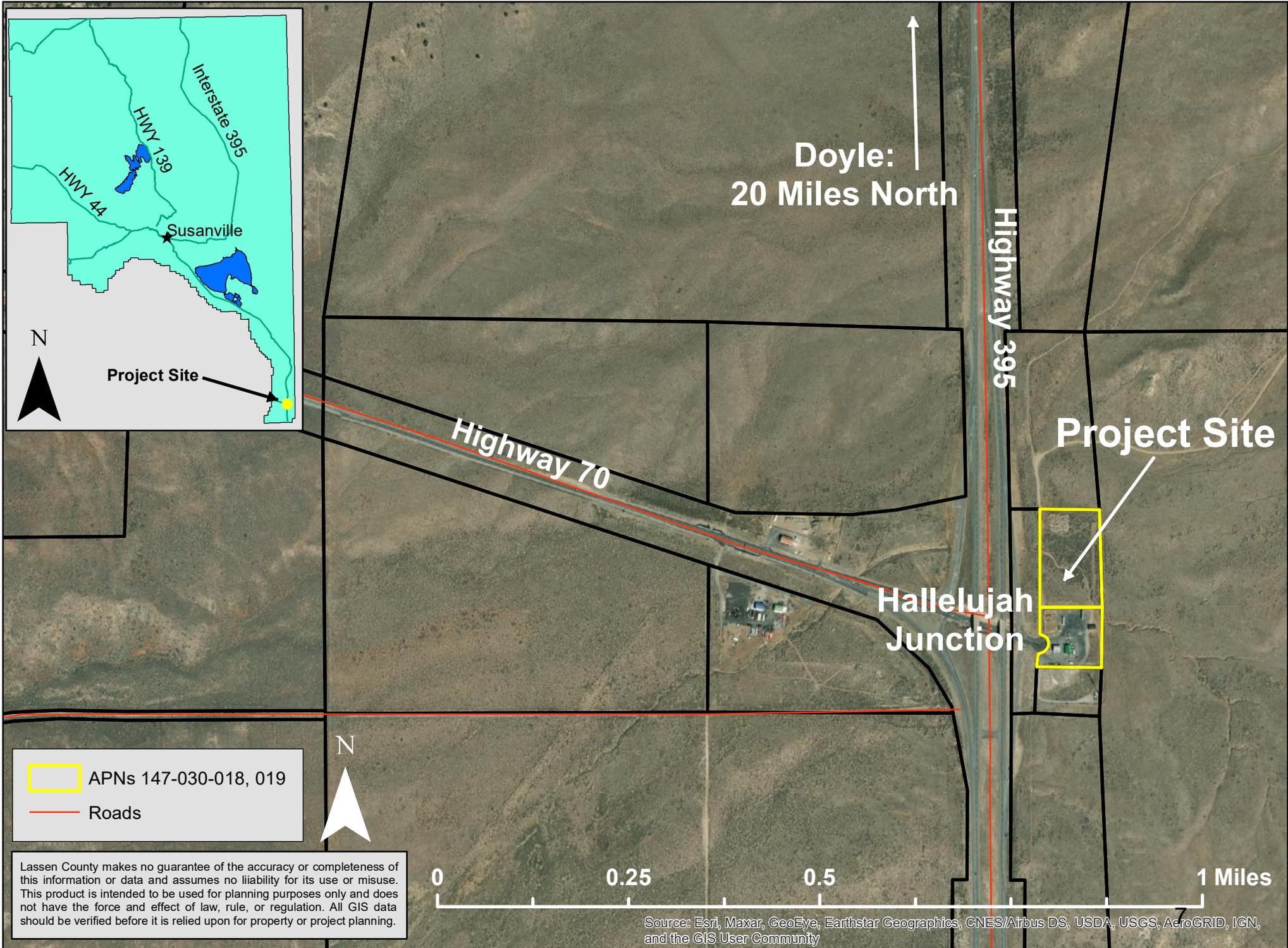
<http://www.lassencounty.org/dept/planning-and-building-services/environmental-documents-noticing-and-attachments>

The mitigation measures identified during the Initial Study process have been incorporated as conditions of approval and are shown in Exhibit "A" of the draft resolution of approval.

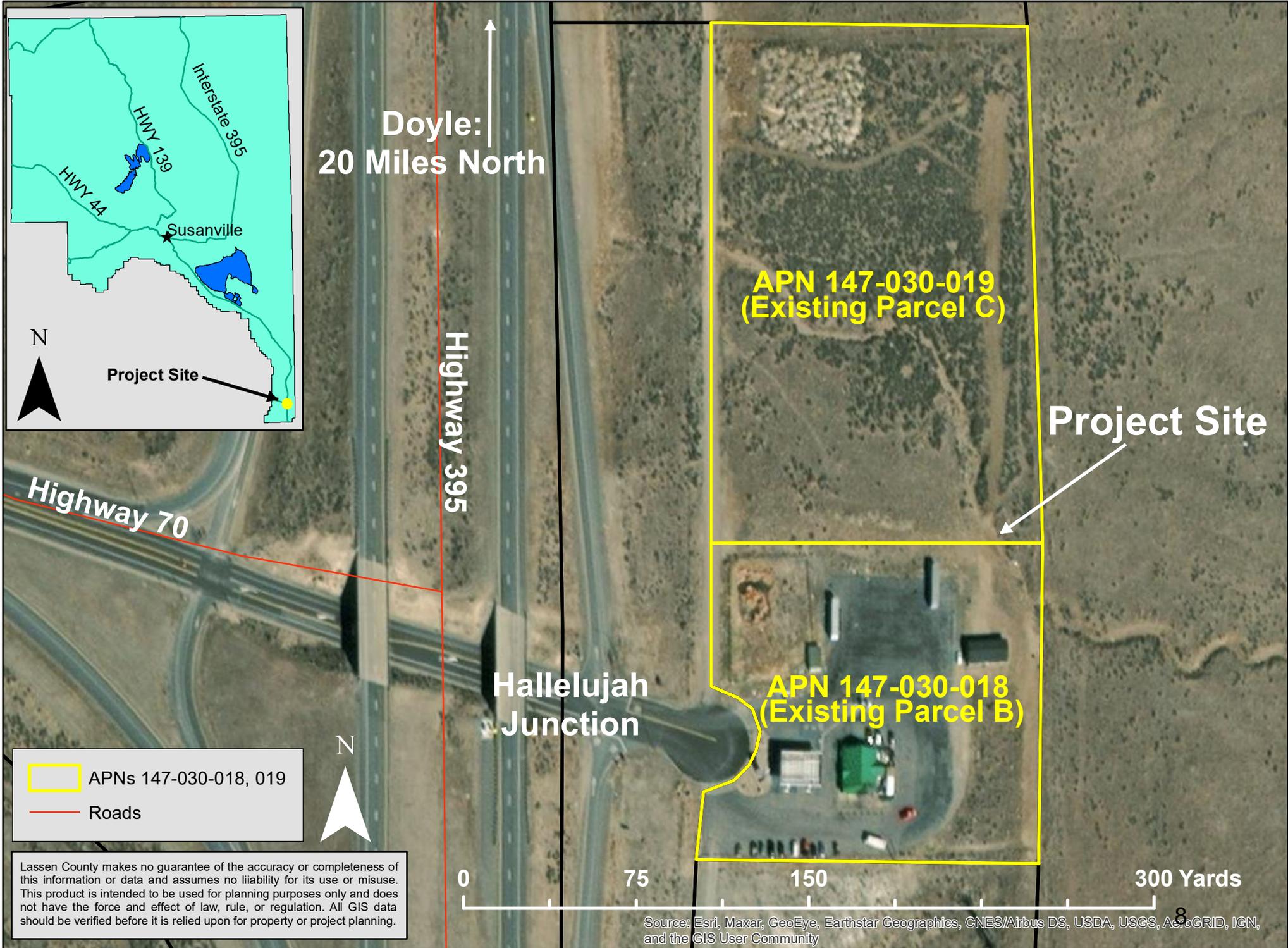
Comments received from the State Water Board, CA Fish and Wildlife, and a neighbor during circulation of the environmental document are attached to this staff report. Although several conditions/mitigations have been drafted in response to these comments, Planning staff recommends that the project be continued to the May 3, 2022, Planning Commission meeting, to allow time to appropriately incorporate and respond to all comments received. Attached to this staff report as Exhibit "A" are draft conditions of approval, which will likely require further modification.

FINDINGS and/or RECOMMENDATIONS BY TAC: The Technical Advisory Committee (TAC) met on February 3, 2022, and has developed recommended findings and conditions for consideration by the Planning Commission. The recommended findings and conditions can be found in the memos to the TAC attached to this staff report. In addition, draft conditions of approval are attached as Exhibit "A", as explained above.

Use Permit 2021-002, Parcel Map 2021-001, Initial Study 2021-001 Gajj/Gondal



Use Permit 2021-002, Parcel Map 2021-001, Initial Study 2021-001 Gajj/Gondal



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EXHIBIT "A"
CONDITIONS OF APPROVAL FOR
PARCEL MAP #2021-001 AND USE PERMIT #2021-002, GAJJ/GONDAL

1. Owners, owners' agent(s) or applicants shall satisfy and the project shall meet all applicable requirements provided by law.
2. The parcel shall be delineated as shown on the "*Tentative Parcel Map for Joginder Singh Gondal and Sukhpal Kaur Gajj*" that was received on February 22, 2021 for Parcel Map No. 2021-001.
3. Owners shall cause a field survey of the property shown on the tentative map submitted for Parcel Map No. 2021-001 to be completed in accordance with Section 66448 of the Subdivision Map Act and Section 16.20.160 of the Lassen County Code.
4. In accordance with Section 66411.1 of the Subdivision Map Act, if the applicants request a deferral for the construction of any on or off-site improvements required by the conditional approval of a tentative parcel map, the parcel map shall contain a note stating the construction of improvements required by the conditional approval of a submitted tentative parcel map shall be completed before any permit or other grant of approval for development of the parcels shown on the parcel map is approved and/or issued.
5. Owners, owners' agent(s) or applicants shall provide information and/or required documentation to demonstrate the project meets all applicable requirements established by the California Subdivision Map Act and Lassen County Code. The applicants shall also provide documentation required to demonstrate that all conditions of approval for Parcel Map No. 2021-001 have been satisfied or fulfilled.
6. Owners, owners' agent(s) or applicants shall submit a preliminary copy of the parcel map meeting the requirements of Article 3, Parcel Maps, Sections 66444-66450 of the Subdivision Map Act and Lassen County Code, Chapter 16.20, Sections 16.20.170 and 16.20.180, to the Lassen County Surveyor for review and approval. The parcel map shall reference and show all easements of record, or any created or offered for dedication, including those shown on the tentative parcel map for Parcel Map No. 2021-001, which affect the parcel being delineated. The parcel map shall also show the location of the new leach area that is being proposed as well as the location of the new drainage easement that is being reconfigured. This review submittal shall also include the following:
 - (a) Current Condition of Title reports for the properties shown on the tentative parcel map submitted for Parcel Map No. 2021-001.
 - (b) All information required by Lassen County Code, Chapter 16.20, Sections 16.20.180 and 16.20.190.
 - (c) An index of specific recorded survey maps (i.e. Records of Surveys, Parcel Maps, Subdivision Maps, G.L.O. Plats and field notes) used to prepare the parcel map.

- (d) Copies of other maps, documents and data used to prepare the parcel map if unavailable in the Lassen County Surveyor's Office.
 - (e) All fees required for this review.
7. After the parcel map, including its form and content, have been determined to be acceptable by the County Surveyor, in accordance with Lassen County Code, Section 16.20.200, and all conditions of the conditional approval of the tentative parcel map submitted for Parcel Map No. 2021-001 have been acceptably met, the owners, owners' agent(s) or applicants shall submit an original mylar of the parcel map, corrected to its approved final form and signed by all parties required to execute the certificates on the map, to the County Surveyor for recording in the office of the Lassen County Recorder in accordance with Lassen County Code, Sections 16.20.210 and 16.20.220. This submittal of the parcel map shall also include any documents which are required to be recorded concurrently with the parcel map. A Parcel Map Guarantee shall also be submitted along with the appropriate fees necessary to the record the parcel map and any related documents.
 8. If there are any Deeds of Trust on the property, either the Trustee or the Beneficiary shall sign a certificate statement on the parcel map approving of the recordation of the parcel map in accordance with Section 66445(e) of the Subdivision Map Act and Section 16.20.180(3)(B) of the Lassen County Code.
 9. Prior to recordation of Parcel Map No. 2021-001, documentation shall be provided to the Lassen County Surveyor's Office which demonstrates that the Lassen County Tax Collector is satisfied that all current and delinquent property taxes have been paid, including funds deposited that are equivalent to all estimated taxes which have become a lien not yet due or payable, for all parcels involved.
 10. All required approvals, agreements, and/or permits must be obtained from the California Department of Fish and Wildlife for the proposed streambed alteration prior to recordation of the parcel map.
 11. The parcel map shall include a note that reads as follows: "ARCHAEOLOGICAL NOTE: In the event that any archaeological or cultural resources are discovered during construction or any ground disturbing activities in association with this project, such work is to be halted in the immediate area of the discovery until a qualified archaeologist, who shall be retained at the project proponent's expense, is consulted to assess the find's significance and recommend appropriate mitigation measures. The project proponent shall implement any mitigation measures recommended by the archaeologist to reduce potentially significant impacts cultural resources to a less than significant level."
 12. In accordance with the *Hallelujah Junction Area Plan, 1984*, 100-foot setback lines for all development along the approved drainage location shall be shown on the parcel map.

13. Approved leach areas shall be shown on the parcel map and shall be a minimum distance of 100 feet from the approved drainage location, in accordance with the *Local Agency Management Plan, 2020*.
14. Noncompliance with any of the following use permit conditions or demonstration of any use not allowed by this use permit shall constitute grounds for revocation of the use permit, pursuant to Lassen County Code Section 18.112.060.
15. The use permit shall be granted for the use described herein and as approved by the Planning Commission. Revisions and/or expansions of the project, considered to be substantial by the Department of Planning and Building Services, will require a new use permit, subject to the approval of the Planning Commission.

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

16. The applicant shall obtain all necessary approvals and permits from the California Department of Housing and Community Development.
17. The applicant shall submit a notice of intent (NOI) with the Lahontan Regional Water Quality Control Board (LRWQCB) to allow construction of the proposed project, and the applicant shall secure all permits required by the LRWQCB. Permits and approvals issued by the LRWQCB may include a water supply permit for a new public water system [or approval of an alternative to California Waterworks Standards (CWS)] and Onsite Wastewater Treatment Systems (OWTS) approval. If no permits are required by the LRWQCB, the applicant shall submit a letter from the LRWQCB stating such, prior to issuance of the Authorization to Operate.
18. The applicant shall secure all required approvals from Lassen County Environmental Health and the California Department of Housing and Community Development for the proposed project and its related septic system, and the following shall be required:
 - a. Site-specific water supply evaluations of ground water quantity and direction of movement
 - b. Site-specific soils investigations on suitability for disposal of sewage or septic tank effluent as well as depth to groundwater so as not to impair water quality
 - c. Provision of an appropriate method for treating and disposing of wastewater, which has been carefully reviewed and engineered to ensure safety and reliability, if leachfield capabilities are found to be inadequate
19. A “will-serve” shall be obtained by the applicant from the applicable solid waste authority, stating that there is a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs.

20. The applicant shall obtain all necessary building permits from the Lassen County Department of Planning and Building Services and/or the California Department of Housing and Community Development before the commencement of construction.
21. Because more than one acre will be disturbed by the construction of this project, the applicant shall obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity, through the CA State Water Resources Control Board, per Construction General Permit Order 2009-0009-DWQ, as amended by 2010-0014-DWQ and 2012-006-DWQ (Construction General Permit), before the commencement of construction, including clearing, grading or disturbances to the ground.
22. Design Review applications shall be submitted and approved for all proposed development. Design shall comply with Implementation Measure 2, Section IV, Subsection J (*Aesthetics & Noise*) of the *Hallelujah Junction Area Plan, 1984*.
23. The applicant shall secure all applicable approvals from the Lassen County Public Works Department and Fire Warden.
24. The applicant shall demonstrate compliance with the firesafe access requirements of Lassen County Code Section 9.16.370 *Recreational vehicle or mobile home parks access requirements*, the firesafe water supply requirements of Section 9.16.390 *Recreational vehicle or mobile home parks where fire department services are not available*, and the firesafe hydrant requirements of Section 9.16.400 *Hydrant systems for recreational vehicle or mobile home parks*, to the satisfaction of the Lassen County Fire Warden.
25. The applicant shall obtain all necessary approvals from the California Department of Fish and Wildlife and/or the Army Corp of Engineers for any proposed streambed alteration.

Operational Conditions
(Must be satisfied during operation of the use permit)

26. In accordance with the *Hallelujah Junction Area Plan, 1984*, the project shall meet and maintain a 100-foot setback for all development along intermittent and perennial natural drainages.
27. In accordance with the *Hallelujah Junction Area Plan, 1984*, natural vegetation shall be maintained wherever possible (limiting paved areas as feasible) and vegetation screens shall be planted if necessary to make improvements blend with the landscape. The project site, including parking areas, shall be landscaped using plants and materials compatible with and appropriate to the surrounding landscape.
28. The applicant shall implement best management practices during construction of the project to reduce air emissions. These best management practices shall include, but are not limited to, watering roads and graded areas, and reducing vehicle speed during construction.

29. The proposed project shall utilize only one overhead power line, if necessary, to bring power to the project site. Power shall be distributed underground to any individual powered RV sites.
30. In accordance with Standard N-1 of the *Lassen County Noise Element, 2021*, noise produced by this use shall not exceed the hourly average interior noise standard of 50 dBA or the hourly average exterior noise standard of 75 dBA at the nearest property line, and in accordance with Lassen County Code Section 9.65.040, noise produced by this use shall not exceed the one-hour average sound level limit of 75 dBA between 7:00 a.m. and 7:00 p.m., 70 dBA between 7:00 p.m. and 10:00 p.m., or 65 dBA between 10:00 p.m. and 7:00 a.m. at the nearest property line. In addition, and also in accordance to the above referenced regulations, noise produced by this use measured at any parcel lines of an adjacent O-S zoned parcel, shall not exceed the hourly average exterior noise standard for the Open Space land use of 65 dBA, and shall be deemed a public nuisance if exceeding the one-hour average sound level limit of 65 dBA between 7:00 a.m. and 7:00 p.m., 60 dBA between 7:00 p.m. and 10:00 p.m., or 55 dBA between 10:00 p.m. and 7:00 a.m.
31. Pursuant to Lassen County Code Section 18.108.155, 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.
32. All signage shall comply with the provisions of Lassen County Code Chapter 18.106.
33. All future utility connections shall be placed underground unless otherwise approved by the Planning Commission or Board of Supervisors.
34. All recreational vehicles (RVs) and/or park models visiting or located on the project site shall be properly registered and in operable condition or shall be subject to abatement in accordance with Lassen County Code Chapter 1.19.
35. Sewage dumping on site shall only be permitted at any given time for current occupants of the RV park.
36. Smoking within the proposed park only be allowed in designated areas over impervious surfaces. Signs shall be posted by the applicant indicating designated smoking areas and stating that smoking within the park shall only be allowed in designated areas over impervious surfaces.
37. If fire rings are proposed within the RV park, signage must be posted and direction given to residents regarding fire prevention best practices and mandates, to the satisfaction of CalFire and the Lassen County Fire Warden.
38. The applicant shall post signage or otherwise provide advisement to visitors to avoid disturbing native plants and wildlife.

39. The plot plan submitted with Use Permit Application #2021-002 shows the RV park entrance off of the northern boundary of the existing gas station parking lot. If the entrance is to be located off of Larder Way, the applicant shall maintain the paved portion of Larder Way extending from the intersection of Hwy 70 and the off/on ramps of Hwy 395 (east of Hwy 395) to the entrance of the RV park.
40. In the event that any archaeological or cultural resources are discovered during construction or any ground disturbing activities in association with this project, such work is to be halted in the immediate area of the discovery until a qualified archaeologist, who shall be retained at the project proponent's expense, is consulted to assess the find's significance and recommend appropriate mitigation measures. The project proponent shall implement any mitigation measures recommended by the archaeologist to reduce potentially significant impacts cultural resources to a less than significant level.

DRAFT

TECHNICAL ADVISORY COMMITTEE
RECOMMENDED FINDINGS AND CONDITIONS
February 3, 2022
Use Permit #2021-008, Schmitt

Use Permits:

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

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

January 25, 2022

Zoning & Building
Inspection Requests
Phone: 530 257-5263

TO: Technical Advisory Committee
Agenda Date: February 3, 2022

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

FROM: Maurice L. Anderson, Director 

RE: **USE PERMIT #2021-002 & PARCEL MAP #2021-001, Gajj/Gondal:** The applicants are proposing to construct and operate a 30-space recreational vehicle park on Proposed Parcel A. To create the space needed for the RV park, the applicant proposes to relocate and expand an existing leach area, remove a separate existing leach area, and reroute the drainage easement existing on Parcels B and C, which were all approved through Parcel Map Application 1-01-90 (recorded at Book 28, Pages 51 and 52 of the Official Records of Lassen County, CA). The applicants are also proposing to reconfigure the property line common to both parcels; this will be accomplished through the parcel map application, although no additional parcels will be created (Parcels B and C will be reconfigured to create Proposed Parcels A and B, and the new leach area and drainage easement will be shown on the parcel map to be recorded). The subject parcels are zoned C-H (Highway Commercial District) and have a General Plan land use designation of "Commercial," per the *Hallelujah Junction Area Plan, 1984*. The project site is located just east of the intersection of Highways 395 and 70 in southern Lassen County, and just north of the Chevron gas station at said intersection. Parcel B: APN 147-030-018; Parcel C: APN 147-030-019. Staff Contact: Nancy McAllister, Senior Planner.

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

1. 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).
2. Pursuant to Lassen County Code Sections 16.08.300 and 16.20.050 the Technical Advisory Committee shall review tentative parcel maps and develop recommended findings and conditions to be forwarded to the Planning Commission.
3. The subject parcels are zoned C-H (Highway Commercial District).

4. The subject parcels have a General Plan land use designation of “Commercial,” per the *Hallelujah Junction Area Plan, 1984*.
5. The applicants are proposing to construct and operate a 30-space recreational vehicle park, reconfigure the property line common to both subject parcels, relocate and expand an existing leach area, remove a separate existing leach area, and reroute a drainage easement that spans both subject parcels.
6. The project site is located just east of the intersection of Highways 395 and 70 in southern Lassen County, and just north of the Chevron gas station at said intersection, Assessor’s Parcel Numbers 147-030-018 and 147-030-019.
7. The subject parcels are not within the 100-year flood zone as described by the Federal Emergency Management Agency (FEMA).
8. The subject parcels are located within a Scenic Highway Corridor as depicted in the *Lassen County Energy Element, 1993*.
9. Lassen County Code Section 18.28.060(4) states that “all development in any C-H district shall be subject to design review according to the provisions of this title.”
10. This use permit application does not serve the purpose of design review.
11. According to the applicants, existing improvements on the subject parcel include a well, septic system, manufactured home, store, and gas station.
12. All existing improvements are located on Existing Parcel B (APN 147-030-018) and would remain on Proposed Parcel B if the parcel map application is approved.
13. All conditions and mitigations of existing use permits related to the service station and residence on APN 147-030-018 would be unaffected by approval of this project and would remain applicable to those uses.
14. Lassen County Code Section 18.28.040(1) allows for a “recreational vehicle park” by use permit in the C-H.
15. The parcel map application proposes an adjustment of 0.3 acres between the two subject parcels. Existing Parcel B is currently 4.49 acres and Existing Parcel C is currently 6.46 acres. If the parcel map application is approved, Proposed Parcel B will be 4.19 acres and Proposed Parcel A will be 6.76 acres.
16. A parcel map meets the definition of a “subdivision” pursuant to Lassen County Code Section 16.08.180.
17. Lassen County Code Chapter 16.20 et seq. establishes the regulations regarding approval of tentative parcel maps.

18. Parcel map applications are subject to the provisions of Lassen County Code Chapter 9.16, which outlines fire-safe requirements.
19. Pursuant to Lassen County Code Section 16.20.070, the Planning Commission may approve the tentative map if it finds that the parcel map, together with its provision for its design and improvements, is consistent with the applicable general or specific plans adopted by Lassen County. Said section also states that the Planning Commission may modify or delete any of the conditions of approval recommended in the technical advisory committee report, *except conditions required by county ordinance*. The Planning Commission may add additional requirements as a condition of its approval.
20. Pursuant to Lassen County Code Section 16.20.080, the Planning Commission may deny the tentative map on any of the grounds provided by county ordinances or the Subdivision Map Act. The Planning Commission shall deny approval of the tentative map if it makes any of the following findings:
 1. *That the proposed map is not consistent with applicable general and specific plans;*
 2. *That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans;*
 3. *That the site is not physically suitable for the type of development;*
 4. *That the site is not physically suitable for the proposed density of development;*
 5. *That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;*
 6. *That the design of the subdivision or the type of improvements is likely to cause serious public health problems;*
 7. *That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements for access or for use will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.*

21. The following goals, policies, and implementation measures best inform the project's consistency with the *Hallelujah Junction Area Plan, 1984*, and the *Lassen County General Plan, 2000*:

Hallelujah Junction Area Plan, 1984 (the project site is located within "Subarea 4")

II. GOALS AND OBJECTIVES

10. *Require site specific soils investigations on suitability for disposal of sewage or septic tank effluent as well as depth to groundwater so as not to impair water quality.*
13. *Migration corridors and deer habitat are to be protected from conversions or developments.*
18. *Skill and care should be taken in the design, alignment and/or construction of all developments or improvements, including roads, so as not to impair the natural scenic beauty of the area.*
19. *Designate U.S. Highway 395 and State Highway 70 as scenic highways with the intensity, location, design and quality of development strictly regulated to insure the protection and enhancement of the scenic landscape.*

IV. POLICIES AND IMPLEMENTATION MEASURES

A. CONSERVATION OF NATURAL HABITAT

GENERAL DEVELOPMENT

Policies:

1. *Direct and encourage low density rural residential, commercial and industrial development onto lands with the least environmental sensitivity and natural constraints, which have been identified in the Planning Alternatives Study as Subareas 4, 5, 6, 7, and 9.*

Implementation:

9. *Require a 100 foot maintained setback for all development along intermittent and perennial natural drainages.*

RARE AND ENDANGERED PLANTS AND WILDLIFE

Policies:

1. *Identify and map habitat locations of rare and/or endangered wildlife--areas of special biological importance (ASBI)--in the Planning Area. Verify new locations of rare and/or endangered plants or animals using updated resource maps from the relevant State Agency, California Department of Fish and Game.*

2. *Land use and development shall not impair the habitat of rare and/or endangered plant and wildlife species, nor otherwise threaten their existence.*

Implementation:

3. *In accordance with CEQA, require applicants to satisfactorily mitigate potential impacts to sensitive habitat as a condition of approval of parcel and subdivision maps.*

D. WATER RESOURCES

Implementation:

2. *For building projects where necessary and for all subdivisions and parcel maps, require site-specific soils investigations on suitability for disposal of sewage or septic tank effluent as well as depth to groundwater so as not to impair groundwater quality.*
4. *Require site-specific water supply evaluations of ground water quantity and direction of movement prior to approval of future significant subdivisions or significant commercial and industrial developments (comply with the applicable ordinances of Lassen County).*

F. WASTEWATER DISPOSAL

Policies:

1. *Direct new development to areas most capable of handling septic leachfield disposal of wastewater.*
2. *Where leachfield capabilities are inadequate, all new developments that discharge wastewater shall provide an appropriate method when feasible for treating and disposing of wastewater which is carefully reviewed and engineered to ensure safety and reliability.*

H. LAND USE

RESIDENTIAL

Policies:

1. *Rural residential development should be directed to areas of highest availability of support factors (access, water, soils for septage disposal) and lowest sensitivity to environmental impact. In the Hallelujah Junction Planning Area these locations have been designated as Subareas 4, Sa, Sc, 7 and 9a.*

Implementation:

5. *Within Subarea 4, allow residential development compatible with proposed commercial activities. For intense use (e.g., 80-unit mobile home park, 40-unit apartment complex) require package sewage treatment plant or equivalent as required by the Lahontan Regional Water Quality Control Board.*

COMMERCIAL AND INDUSTRIAL

Policies:

1. *Direct and encourage commercial and industrial development onto lands with the least environmental sensitivity and natural constraints, which have been identified in the Planning Alternatives Study as Subareas 4 and 6.*

4. *Subarea 4 is designated as Commercial.*

Implementation:

1. *Zone Subarea 4 C-H, Highway Commercial District.*

J. AESTHETICS AND NOISE

Policies:

1. *Allow commercial and industrial development only in appropriately designated areas, which are limited in size and located where human use has already been established. In the Hallelujah Junction Planning Area these locations have been identified as Subareas 6, proposed for industrial use, and Subarea 4, proposed for commercial use.*

4. *The design and appearance of structures, appurtenances, landscaping and other improvements within the Planning Area shall be visually compatible with the individual building site, with other development in the area, and the general environment of the area.*

Implementation:

1. *Designate the area within one and one-half miles either side of Highways 70 and 395 a Scenic Highway Corridor, within which all building and development for human use (including agriculturally-related facilities) must meet prescribed standards of appearance.*

The following guidelines are to be used for the implementation of design policies and to serve as the basis for administrative criteria for review of individual building and new development project applications in areas or districts that are subject to design control.

- a. *Landscaping: The natural vegetative cover should be preserved or re-established to the greatest extent feasible.*
- b. *Grading and Drainage: All grading should conform smoothly to natural contours. Alteration of natural grade should be minimized (e.g. cut and fills minimized). Avoid concentration of runoff waters.*
- c. *Exterior colors and finish of buildings: Color schemes for buildings are to be compatible with the setting utilizing tones and colors that appear harmonious with the site. Exterior materials, finishes and colors are to be non-reflective such as provided by the natural appearance of woods or stain finishes.*

- d. *Roof treatments: Roofs shall be non-reflective with color compatible to the building and setting.*
 - e. *Building heights: Structure height and silhouette should appear compatible on the natural landscape and integrate with the height of surrounding vegetation, rock outcrops, etc.*
 - f. *Accessory buildings: Accessory structures or outbuildings should be minimized. Where needed, they should relate architecturally with primary buildings and/or be screened from view.*
 - g. *Outdoor lighting: The light source of any exterior lighting fixture should not be visible from neighboring property. (Illumination of neighboring property should be avoided).*
 - h. *Fences and screening for residences: Rigid delineation of lot lines that is visually intrusive should be avoided. Service yards (e.g. garbage containers, clotheslines, etc.) should be visually screened, particularly in cluster developments.*
 - i. *Tanks: All fuel tanks, water tanks or similar facilities should be visually compatible and/or concealed so as not to be visible from roads or neighboring property. Such facilities are to have non-glare surfaces.*
 - j. *Utilities: Above ground utilities should be minimized where allowed, telephone and power poles should be located along natural edges in vegetation, within forested areas, on opposite sides of roads from visual attraction, below ridge lines to avoid silhouetting on the sky line, and be raptor proof. The underground placement of power and telephone utilities is encouraged and should use common trenches under road shoulders where possible.*
5. *Require all new development to maintain natural vegetation wherever possible and to plant vegetation screens when necessary to make improvements blend in with the landscape. Developers should use plants and materials compatible with and appropriate to the surrounding landscape. All commercial and industrial uses shall be landscaped, including parking areas.*

Lassen County General Plan, 2000

Designation of Land Uses

- *GOAL L-1: To maintain a system of land use designations which sets forth the County's policies pertaining to the general distribution and intensity of land uses, and which strives to ensure compatibility between land use types by providing for efficient and complimentary [sic] patterns and mixtures 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.*
- *Implementation Measure LU-F: The County shall continue to utilize the California Environmental Quality Act (CEQA) process, when applicable, to evaluate the potential impacts of proposed changes in land uses on surrounding lands and to implement appropriate mitigation measures when needed.*

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.*

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.*
- *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.*

5. ISSUE: Transportation

- *GOAL L-11: Transportation systems which compliment [sic] and support the County's land use patterns.*

- *LU25 POLICY: The County shall continue to review and, when warranted, formulate improved standards for the necessary improvement and maintenance of roads serving new development, including standards for the incremental improvement or development of public roads.*
- *Implementation Measure LU-R: Pursuant to impacts evaluated in an environmental impact report or other form of project review, the County may require mitigation measures which will insure that project developers adequately and fairly compensate or participate with the County in the necessary upgrading and/or repair of roads which will be significantly damaged by a project.*

6. ISSUE: Commercial Land Uses

- *GOAL L-12: Increase community wealth and the provision of needed commercial services through economic growth and diversification by sustaining and facilitating the expansion of existing commercial operations and by encouraging new commercial ventures.*
- *LU29 POLICY: The County supports the economic viability of existing communities and will minimize the development of scattered commercial uses by directing commercial uses to existing town centers and commercial areas or the orderly expansion of such areas, with limited exceptions including home occupations, agricultural-related sales, and specially-considered local convenience and highway commercial sites.*
- *LU30 POLICY: The County shall consider, on a case-by-case basis, the need and appropriateness of specially-zoned “local convenience” and “highway commercial” sites at carefully selected points where such commercial development may be warranted, subject to the consideration and approval of an appropriate commercial land use designation and corresponding zoning district requirements. Such proposals shall demonstrate why the related local convenience or highway commercial need can not be adequately satisfied in or adjacent to existing town centers or locations which are already zoned for commercial land uses.*

Commercial

A “Commercial” designation indicates areas identified as appropriate for general commercial land uses. These may range from retail, service, lodging, and light commercial uses which may be allowed “by right” to heavier commercial operations which may verge on being considered “industrial” in character. The more intense commercial uses typically require approval of a use permit to determine if the site- and project-specific issues support approval of the use in the proposed location. Residential

development, especially if not directly related to commercial uses, is generally discouraged and may, depending on the specific zoning district, require a use permit.

Depending on the availability of community water and/or sewer systems, building intensity may range from 1 to 7.25 units per acre. Population density may range accordingly from an average of 3 to 22 people per acre. Residential development is generally not encouraged, but may be allowed. However, population density should not interfere with the commercial development intent of the designation.

Corresponding Zoning: "C-G", General Commercial District; "C-T", Town Service District; and "C-H", Highway Commercial District. (The "C-1", Retail Business District, and "C-2", General Commercial District, have been largely superseded by the newer commercial districts identified above. However, they may remain in effect in some areas of the County.)

Scenic Corridor

Scenic Corridors identify areas bordering major highways which have significant or sensitive scenic values due to the existence of significant scenic features and the level of public exposure to those areas. This designation always overlays a primary land use designation. Although special standards may apply to development within such corridors (e.g., design review criteria), uses allowed and corresponding zoning and development standards, including building intensity and population density, are factors of the primary land use designations.

- *GOAL N-23: Scenic resources of high quality which will continue to be enjoyed by residents and visitors and which will continue to be an asset to the reputation and economic resources of Lassen County.*
- *NR78 POLICY: The County has identified areas of scenic importance and sensitivity along state highways and major County roads and has designated those areas as "Scenic Corridors". (Refer to the General Plan land use map and related designations in various area plans, which may also be regarded as "scenic highway corridors".) The County will develop and enforce policies and regulations to protect areas designated as scenic corridors from unjustified levels of visual deterioration.*
- *Implementation Measure NR-V: Areas designated and zoned for development in scenic corridors shall be zoned as "Design Review Combining Districts" or otherwise regulated to require review and management by the County of the visual impacts of proposed development.*
- *Implementation Measure NR-W: The County shall adopt design and development standards for use in "Design Review" areas and scenic corridors*

to guide the consideration and management of potential significant impacts to scenic resources.

- *GOAL N-24: Protection of the scenic qualities of the county's night sky.*
- *NR81 POLICY: The County shall maintain and enforce policies, development standards and mitigation measures to control lighting generated by development and to minimize the unnecessary adverse impacts of such lighting in the vicinity of the development and on the general scenic qualities of the night sky in the area.*
- *GOAL L-23: Safe and efficient solid waste treatment and disposal facilities sited and developed so as to protect the public health and minimize environmental impacts and conflicts with surrounding land uses.*
- *LU15 POLICY: In the event that new or expanded solid waste facilities are proposed, the County shall determine and administer the appropriate facility siting process, including environmental review and implementation of land use and facility permitting procedures, in concert with related provisions of the Integrated Waste Management Plan.*

22. The *Hallelujah Junction Area Plan, 1984*, Figure 9, identifies the project site as an area of "Very Low" septic leachfield suitability.

23. The proposed project is consistent with the prescribed development density of the "Commercial" land use designation.

24. The Planning Commission will determine whether the proposed project is consistent with the *Hallelujah Junction Area Plan, 1984*, and 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.

25. This Department finds that the proposal is in compliance with the Commercial Highway District.

26. The Environmental Review Officer has determined that this project is subject to the California Environmental Quality Act (CEQA) and Initial Study #2021-001 is being processed for the project.

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

1. All required approvals, agreements, and/or permits must be obtained from the California Department of Fish and Wildlife for the proposed streambed alteration prior to recordation of the parcel map.

2. The parcel map shall include a note that reads as follows: “ARCHAEOLOGICAL NOTE: In the event that any archaeological or cultural resources are discovered during construction or any ground disturbing activities in association with this project, such work is to be halted in the immediate area of the discovery until a qualified archaeologist, who shall be retained at the project proponent’s expense, is consulted to assess the find’s significance and recommend appropriate mitigation measures. The project proponent shall implement any mitigation measures recommended by the archaeologist to reduce potentially significant impacts cultural resources to a less than significant level.”
3. In accordance with the *Hallelujah Junction Area Plan, 1984*, 100-foot setback lines for all development along the approved drainage location shall be shown on the parcel map.
4. Approved leach areas shall be shown on the parcel map and shall be a minimum distance of 100 feet from the approved drainage location.
5. Noncompliance with any of the following use permit conditions or demonstration of any use not allowed by this use permit shall constitute grounds for revocation of the use permit, pursuant to Lassen County Code Section 18.112.060.
6. The use permit shall be granted for the use described herein and as approved by the Planning Commission. Revisions and/or expansions of the project, considered to be substantial by the Department of Planning and Building Services, will require a new use permit, subject to the approval of the Planning Commission.

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

7. The applicant shall obtain all necessary approvals and permits from the California Department of Housing and Community Development.
8. The applicant shall submit a notice of intent (NOI) with the Lahontan Regional Water Quality Control Board (LRWQCB) to allow construction of the proposed project, and the applicant shall secure all permits required by the LRWQCB. If no permits are required by the LRWQCB, the applicant shall submit a letter from the LRWQCB stating such, prior to issuance of the Authorization to Operate.
9. The applicant shall secure all required approvals from Lassen County Environmental Health and the California Department of Housing and Community Development for the proposed project and its related septic system, and the following shall be required:
 - a. Site-specific water supply evaluations of ground water quantity and direction of movement
 - b. Site specific soils investigations on suitability for disposal of sewage or septic tank effluent as well as depth to groundwater so as not to impair water quality
 - c. Provision of an appropriate method for treating and disposing of wastewater, which has been carefully reviewed and engineered to ensure safety and reliability, if leachfield capabilities are found to be inadequate

10. The applicant shall obtain all necessary building permits from the Lassen County Department of Planning and Building Services and/or the California Department of Housing and Community Development before the commencement of construction.
11. Design Review applications shall be submitted and approved for all proposed development. Design shall comply with Implementation Measure 1, Section IV, Subsection J (*Aesthetics & Noise*) of the *Hallelujah Junction Area Plan, 1984*.
12. The applicant shall secure all applicable approvals from the Lassen County Public Works Department and Fire Warden.
13. The applicant shall obtain all necessary approvals from the California Department of Fish and Wildlife for any proposed streambed alteration.

Operational Conditions
(Must be satisfied during operation of the use permit)

14. In accordance with the *Hallelujah Junction Area Plan, 1984*, the project shall meet and maintain a 100-foot setback for all development along intermittent and perennial natural drainages.
15. In accordance with the *Hallelujah Junction Area Plan, 1984*, natural vegetation shall be maintained wherever possible (limiting paved areas as feasible) and vegetation screens shall be planted if necessary to make improvements blend with the landscape. The project site, including parking areas, shall be landscaped using plants and materials compatible with and appropriate to the surrounding landscape.
16. The applicant shall implement best management practices during construction of the project to reduce air emissions. These best management practices shall include, but are not limited to, watering roads and graded areas, and reducing vehicle speed during construction.
17. Pursuant to Lassen County Code Section 18.108.155, 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.
18. All signage shall comply with the provisions of Lassen County Code Chapter 18.106.
19. All future utility connections shall be placed underground unless otherwise approved by the Planning Commission or Board of Supervisors.
20. All recreational vehicles (RVs) and/or park models visiting or located on the project site shall be properly registered and in operable condition or shall be subject to abatement in accordance with Lassen County Code Chapter 1.19.

21. Sewage dumping on site shall only be permitted at any given time for current occupants of the RV park.
22. In the event that any archaeological or cultural resources are discovered during construction or any ground disturbing activities in association with this project, such work is to be halted in the immediate area of the discovery until a qualified archaeologist, who shall be retained at the project proponent's expense, is consulted to assess the find's significance and recommend appropriate mitigation measures. The project proponent shall implement any mitigation measures recommended by the archaeologist to reduce potentially significant impacts cultural resources to a less than significant level.



County of Lassen
 Department of Planning and Building Services

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

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RECEIVED

FEB 03 2022

January 19, 2022

TO: Technical Advisory Committee
 Agenda Date: February 3, 2022

LASSEN COUNTY DEPARTMENT OF
 PLANNING AND BUILDING SERVICES

Zoning & Building
 Inspection Requests
 Phone: 530 257-5263

FROM: Don Willis, Lassen County Surveyor

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

RE: Parcel Map No. 2021-001 – Sukhpal Kaur Gajj and Joginder Singh Gondal.
 Assessor’s Parcel Numbers: 147-030-018 and 147-030-019.

LASSEN COUNTY SURVEYOR FINDS AS FOLLOWS:

1. The application and tentative map submitted for Parcel Map No. 2021-001 show two subject parcels involved in the proposed minor land division. These parcels are represented by Assessor’s Parcel Numbers 147-030-018 and 147-030-019 and are located within a portion of Section 11, Township 22 North, Range 17 East, Mount Diablo Base and Meridian, in Lassen County, California.
2. Title to the subject lands represented by Assessor’s Parcel Number 147-030-018 is currently held by Sukhpal Kaur Gajj, a married woman as her sole and separate property, as shown at a Grant Deed recorded on November 27, 2002 as Document No. 2002-09206 of the Official Records of Lassen County.
3. Title to the subject lands represented by Assessor’s Parcel Number 147-030-019 is currently held by Joginder Singh Gondal, a married man as his sole and separate property, as shown at an Interspousal Transfer Deed recorded on November 20, 2019 as Document No. 2019-04782 of the Official Records of Lassen County.
4. The Grant Deed for the Gajj parcel (Assessor’s Parcel Number 147-030-018) describes two separate parcels of real property within its legal description. These are described as Parcels B and C of Parcel Map No. 1-01-90, as the same was filed on April 24, 1990 in Book 28 of Maps, Pages 51-52, of the Official Records of Lassen County. Parcel C was conveyed by Sukhpal Kaur Gajj to Joginder Singh Gondal on November 20, 2019 per said Document No. 2019-04782 of the Official Records of Lassen County.
5. The legal description within said Document No. 2019-04782 (Gondal) also contains two easement reservations for sewer line and leachfield purposes that are necessary because a leachfield and sewer line are located on said Parcel C (28 Maps 51) which serve a manufactured home located on said Parcel B (28 Maps 51). The boundary line between these two existing parcels is proposed to be shifted southerly per the current proposal and will require the existing sewer line easement to be extended southerly to the new boundary line, as is shown on the tentative map that was submitted for the project.

6. The underlying legal parcels for the two parcels shown on the tentative map submitted for Parcel Map No. 2021-001, and as are shown on the "*Existing Lands of*" map which was also submitted, were created as a result of said Parcel Map No. 1-01-90. This parcel map created three parcels and was approved by the Lassen County Board of Supervisors on April 24, 1990. The parcel map was filed on April 24, 1990 in Book 28 of Maps, Pages 51-52, of the Official Records of Lassen County. Therefore, these parcels were created in accordance with the provisions of the Subdivision Map Act and local ordinances.
7. The tentative map submitted for Parcel Map No. 2021-001 shows a proposed reconfiguration of two existing legal parcels. No new parcels are being created however the existing parcels are being reconfigured, a designated leach area shown on said Parcel Map No. 1-01-90 (28 Maps 51) is being removed, a second designated leach area is being increased in size and a drainage easement is being reconfigured. This project originally began as a lot line adjustment, with Lot Line Adjustment No. 2020-005 being approved by the Technical Advisory Committee on November 5, 2020, however that project was not completed because the owners subsequently desired to remove a designated leach area and reconfigure a drainage easement that are shown on the record parcel map (28 Maps 51). This action requires that a new parcel map be filed in order to be in compliance with Section 16.04.060 (Compliance with notes on maps) of the Lassen County Code. This portion of the Code states that "*No use of property shall be allowed, nor shall any subdivision of property be allowed, if such a use or subdivision would conflict with any note attached to any recorded final map or parcel map. Any notes affecting a property are valid and operative until such a time as a note is included on the most current recorded final or parcel map that identifies specific notes on previous final or parcel maps that are no longer valid or operative.*"
8. Parcel A, as shown on the tentative map submitted for Parcel Map No. 2021-001, is currently 6.46 acres with a proposed acreage of 6.76 acres if the parcel map were approved. Parcel B is currently 4.49 acres with a proposed acreage of 4.19 acres.
9. Parcel B, as shown on the tentative map submitted for Parcel Map No. 2021-001, adjoins lands owned by the State of California which are located at the easterly terminus of State Highway 70. Access to said Parcel B is provided directly over said State of California lands. An encroachment permit was obtained from Caltrans at the time of approval of said Parcel Map No. 1-01-90 (28 Maps 51), according to documents in the record file.

Parcel A, as shown on said tentative map, has access via a sixty feet wide easement for road purposes along the entire length of its westerly boundary and over a portion of the westerly boundary of said Parcel B, as said easement is shown on said Parcel Map No. 1-01-90. The easement was originally created by an Easement Deed that was recorded on June 24, 1981 in Book 387, Page 693, of the Official Records of Lassen County.
10. The sixty feet wide easement for road purposes, as described above, is shown as Larder Way on said Parcel Map No. 1-01-90, which is a privately maintained roadway that is not in the County

maintained road system. This roadway was shown as being paved, with an approximate width of 20 feet, on documents submitted *prior* to the approval of said Parcel Map No. 1-01-90 and the only requirement imposed at the time of approval was that the road be named. This roadway and its right-of-way width currently exceed the standards required for either a Single Lot Access Road or Rural Road as described in Section 16.32.090 (5) and (6) of the Lassen County Code, which would be the applicable road improvement standards that could be imposed on the current proposal.

11. The requirements for the subdivision of land in California are established by California Government Code Section 66410, et seq., known as the Subdivision Map Act.
12. The requirements for the subdivision of land in Lassen County are established by Lassen County Code, Title 16, Subdivisions.
13. The requirements for Parcel Maps in Lassen County are established by Lassen County Code, Title 16, Chapter 16.20.

**LASSEN COUNTY SURVEYOR RECOMMENDS THE FOLLOWING CONDITIONS FOR
PARCEL MAP NO. 2021-001 (SUKPHAL KAUR GAJJ AND JOGINDER SINGH GONDAL):**

1. Owners, owners' agent(s) or applicants shall satisfy and the project shall meet all applicable requirements provided by law.
2. The parcel shall be delineated as shown on the "*Tentative Parcel Map for Joginder Singh Gondal and Sukhpal Kaur Gajj*" that was received on February 22, 2021 for Parcel Map No. 2021-001.
3. Owners shall cause a field survey of the property shown on the tentative map submitted for Parcel Map No. 2021-001 to be completed in accordance with Section 66448 of the Subdivision Map Act and Section 16.20.160 of the Lassen County Code.
4. In accordance with Section 66411.1 of the Subdivision Map Act, if the applicants request a deferral for the construction of any on or off-site improvements required by the conditional approval of a tentative parcel map, the parcel map shall contain a note stating the construction of improvements required by the conditional approval of a submitted tentative parcel map shall be completed before any permit or other grant of approval for development of the parcels shown on the parcel map is approved and/or issued.
5. Owners, owners' agent(s) or applicants shall provide information and/or required documentation to demonstrate the project meets all applicable requirements established by the California Subdivision Map Act and Lassen County Code. The applicants shall also provide documentation required to demonstrate that all conditions of approval for Parcel Map No. 2021-001 have been satisfied or fulfilled.

6. Owners, owners' agent(s) or applicants shall submit a preliminary copy of the parcel map meeting the requirements of Article 3, Parcel Maps, Sections 66444-66450 of the Subdivision Map Act and Lassen County Code, Chapter 16.20, Sections 16.20.170 and 16.20.180, to the Lassen County Surveyor for review and approval. The parcel map shall reference and show all easements of record, or any created or offered for dedication, including those shown on the tentative parcel map for Parcel Map No. 2021-001, which affect the parcel being delineated. The parcel map shall also show the location of the new leach area that is being proposed as well as the location of the new drainage easement that is being reconfigured. This review submittal shall also include the following:
 - (a) Current Condition of Title reports for the properties shown on the tentative parcel map submitted for Parcel Map No. 2021-001.
 - (b) All information required by Lassen County Code, Chapter 16.20, Sections 16.20.180 and 16.20.190.
 - (c) An index of specific recorded survey maps (i.e. Records of Surveys, Parcel Maps, Subdivision Maps, G.L.O. Plats and field notes) used to prepare the parcel map.
 - (d) Copies of other maps, documents and data used to prepare the parcel map if unavailable in the Lassen County Surveyor's Office.
 - (e) All fees required for this review.
7. After the parcel map, including its form and content, have been determined to be acceptable by the County Surveyor, in accordance with Lassen County Code, Section 16.20.200, and all conditions of the conditional approval of the tentative parcel map submitted for Parcel Map No. 2021-001 have been acceptably met, the owners, owners' agent(s) or applicants shall submit an original mylar of the parcel map, corrected to its approved final form and signed by all parties required to execute the certificates on the map, to the County Surveyor for recording in the office of the Lassen County Recorder in accordance with Lassen County Code, Sections 16.20.210 and 16.20.220. This submittal of the parcel map shall also include any documents which are required to be recorded concurrently with the parcel map. A Parcel Map Guarantee shall also be submitted along with the appropriate fees necessary to the record the parcel map and any related documents.
8. If there are any Deeds of Trust on the property, either the Trustee or the Beneficiary shall sign a certificate statement on the parcel map approving of the recordation of the parcel map in accordance with Section 66445(e) of the Subdivision Map Act and Section 16.20.180(3)(B) of the Lassen County Code.
9. Prior to recordation of Parcel Map No. 2021-001, documentation shall be provided to the Lassen County Surveyor's Office which demonstrates that the Lassen County Tax Collector is satisfied that all current and delinquent property taxes have been paid, including funds deposited that are

Technical Advisory Committee
Agenda Date: February 3, 2022
Lassen County Surveyor's Findings and Conditions
Page 5 of 5

equivalent to all estimated taxes which have become a lien not yet due or payable, for all parcels involved.

Respectfully submitted,



Don Willis, L.S. 7742
Lassen County Surveyor



County of Lassen
 Department of Planning and Building Services

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

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

RECEIVED

FEB 03 2022

January 19, 2022

LASSEN COUNTY DEPARTMENT OF
 PLANNING AND BUILDING SERVICES

Zoning & Building
 Inspection Requests
 Phone: 530 257-5263

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

TO: Technical Advisory Committee
 Agenda Date: February 3, 2022

FROM: Don Willis, Lassen County Surveyor

RE: Use Permit No. 2021-002 – Sukhpal Kaur Gajj and
 Joginder Singh Gondal.
 Assessor’s Parcel Numbers: 147-030-018 and 147-030-019.

LASSEN COUNTY SURVEYOR FINDS AS FOLLOWS:

1. The subject parcels are known as Assessor’s Parcel Numbers 147-030-018 and 147-030-019 and are located in a portion of Section 11, Township 22 North, Range 17 East, Mount Diablo Base and Meridian, in the Hallelujah Junction area of Lassen County, California.
2. Title to the lands represented by Assessor’s Parcel Number 147-030-018 is currently vested in Sukhpal Kaur Gajj, a married woman as her sole and separate property, as shown at a Grant Deed recorded on November 27, 2002 as Document No. 2002-09206 of the Official Records of Lassen County. Title to the lands represented by Assessor’s Parcel Number 147-030-019 is currently vested in Joginder Singh Gondal, a married man as his sole and separate property, as shown at an Interspousal Transfer Deed recorded on November 20, 2019 as Document No. 2019-04782 of the Official Records of Lassen County.
3. The legal descriptions within the vesting deeds listed in Findings Item Number Two describe the subject parcels as Parcels B and C of Parcel Map No. 1-01-90, as the same was filed on April 24, 1990 in Book 28 of Maps, Pages 51-52, of the Official Records of Lassen County. Parcel B is currently owned by Sukhpal Kaur Gajj and Parcel C is currently owned by Joginder Singh Gondal. Note that the legal description within said Document No. 2002-09206 (Gajj) describes two separate parcels (said Parcels B and C), however Parcel B was subsequently conveyed to Joginder Singh Gondal per said Document No. 2019-04782.
4. The proposed rv park that is shown on the preliminary plot plan submitted for Use Permit No. 2021-002 shows that a small portion of it is located on the adjoining parcel to the south. The two property owners have also applied for tentative

Parcel Map Number 2021-001 which would reconfigure the existing boundary line between the two subject parcels into the configuration shown on said preliminary plot plan. Tentative Parcel Map No. 2021-001 is being processed concurrently with this use permit application.

5. The subject parcels were created in compliance with the provisions of the Subdivision Map Act and local ordinances. This is based on said Parcel Map No. 1-01-90 which was approved by the Lassen County Board of Supervisors on April 24, 1990. The parcel map was filed on April 24, 1990 in Book 28 of Maps, Pages 51-52, of the Official Records of Lassen County.
6. The lands represented by Assessor's Parcel Number 147-030-018 (Gajj) adjoin lands owned by the State of California which are located at the easterly terminus of State Highway 70. Access to this parcel is provided directly over said State of California lands. The lands represented by Assessor's Parcel Number 147-030-019 (Gondal) have access via a 60 feet wide road easement located along the entire length of its westerly boundary and over a portion of the westerly boundary of lands represented by said Assessor's Parcel Number 147-030-018 (held by Gajj). This easement is labeled as Larder Way on said Parcel Map 1-01-90 (28 Maps 51) and is a privately maintained roadway that is not in the County maintained road system. This easement was originally created by an Easement Deed that was recorded on June 24, 1981 in Book 387, Page 693, of the Official Records of Lassen County.

**LASSEN COUNTY SURVEYOR RECOMMENDS THE FOLLOWING
CONDITIONS FOR USE PERMIT NO. 2021-002 (SUKHPAL KAUR GAJJ AND
JOGINDER SINGH GONDAL):**

1. None.

Respectfully submitted,



Don Willis, L.S. 7742
Lassen County Surveyor



DEPARTMENT OF FORESTRY AND FIRE PROTECTION

Lassen-Modoc Unit
697-345 Highway 36
Susanville, CA 93610
530-257-8520



January 28, 2022

RECEIVED

FEB 03 2022

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES

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

To: Lassen County Building and Planning Department
707 Nevada Street #5
Susanville, CA 96130
(530) 251-8269

Re: Use Permit #2021-002 & Parcel Map #2021-001, Gajj/Gondal

Findings:

1. Subject Parcels are located within the State Responsibility Area (SRA).
2. Subject Parcels are located within the Bureau of Land Management's Direct Protection Area (DPA).
3. Subject Parcels are located within the Eastern Sierra Fire Protection District.
4. Subject Parcels are located within a Moderate Fire Hazard Severity Zone (FHSZ).

Conditions:

1. **Access for firefighting apparatus is key when there is an incident within the RV park, the following access requirements would apply.**
9.16.370 Recreational vehicle or mobile home parks access requirements.

Road networks in recreational vehicle or mobile home parks shall provide for safe and ready access for emergency fire equipment. Road and street systems shall provide maximum circulation consistent with topography to meet fire safety needs.

(a) Multiple Access. Multiple access is required for all recreational vehicle or mobile home parks to allow for evacuation and emergency equipment access unless waived by the following:

- (1) The location of the recreational vehicle or mobile home park is within an unclassified fire hazard area; or
- (2) The length of dead-end roads meets criteria established in subsection (b) of this section; or
- (3) The potential number of recreational vehicles or mobile homes to be served by one route would not warrant a second route of ingress/egress as determined by the county fire warden and/or the responsible fire agency where applicable; or
- (4) An adequately maintained and continuously available emergency fire escape road is available. An emergency "fire escape road" requires a minimum twenty-foot right-of-way with a sixteen-foot wide roadbed. The right-of-way may be a

deeded easement or an alternative acceptable to the department of public works. Emergency fire escape roads are to be posted with an approved sign; or

(5) Other suitable measures are recommended for approval by the county fire warden and/or the responsible fire agency where applicable.

(b) Access Standards.

(1) Roads and Streets. All roads and streets will comply with the following:

(A) Under eight percent grade: see Chapter 16.32 of the Lassen County Code;

(B) Eight to twelve percent grade: shall be paved with asphalt or concrete, to the width of the required traffic lane;

(C) Over twelve percent grade: no road or street grades in excess of twelve percent will be allowed;

(D) Vertical clearance: an unobstructed vertical clearance of fifteen feet along entire width and length of roadway.

(2) Dead-End Roads. The length of dead-end roads shall not exceed the following lengths from a twenty-four-foot wide minimum publicly maintained road:

Moderate fire hazard	1,200 feet
----------------------	------------

(3) Turnarounds.

(A) Lots/Parcels — Greater Than Three Acres. For subdivisions that create lots/parcels greater than three acres in size, all turnarounds will comply with Fire Standard No. 1, in Exhibit A at the end of this chapter.

(B) Lots/Parcels — Greater Than One Acre Up to Three Acres. For subdivisions that create lots/ parcels greater than one acre up to three acres, all turnarounds will comply with Fire Standard No. 2, in Exhibit A at the end of this chapter.

(C) Lots/Parcels — Less Than or Equal to One Acre. For subdivisions that create lots/parcels less than or equal to one acre, all turnarounds will comply with Fire Standard No. 3, in Exhibit A at the end of this chapter.

(4) Minimum bridge and culvert requirements for recreational vehicle and mobile home parks shall be the same as the requirements for other projects detailed in this chapter and in the Fire Safe Regulations. If more stringent requirements are detailed in statute, state regulation or county ordinance, those more stringent standards shall apply.

(c) Street and Road Identification. To facilitate fire location and to avoid delays in response, all roads and streets will be designated by name or number on signs clearly visible from the main traveled roadway, as required by Lassen County Code Chapter 12.36. (Ord. 2020-03 § 2).

2. Water supply is critical in rural areas when fighting fire, the following water supply requirements apply.

9.16.390 Recreational vehicle or mobile home parks where fire department services are available.

(a) Water is the most important single factor in fighting structure fires and is vital to the suppression of wildland fires that may occur in recreational vehicle and mobile home parks. All related plumbing, tanks and connections must be approved on-site by the responsible fire agency/county fire warden before covering with soil. These requirements must be met prior to occupancy of any building on the created parcels.

All debris caused by construction of structures, building sites, spaces, roads and driveways including brush and timber fuels removed before occupancy.

(b) The requirements are determined based on the number of recreational vehicles or mobile home spaces, as follows:

(3) Sixteen or More Spaces Are Proposed.

(A) Pressurized Hydrant System. A pressurized hydrant system is required. See the general requirement section for the hydrant requirements. The specific location of the fire hydrants will be determined by the county fire warden and/or the responsible fire agency where applicable, in connection with the developer.

(B) The fire flow requirements for a pressurized system are as follows:

Minimum Spaces	Fire Flow Hydrant Requirements (GPM)	Minimum Spacing (Feet)	Hydrant Size
16 to 40	500	300	6"

**3. The following hydrant system requirements for RV parks would apply.
9.16.400 Hydrant systems for recreational vehicle or mobile home parks.**

General requirements that apply to any hydrant system include:

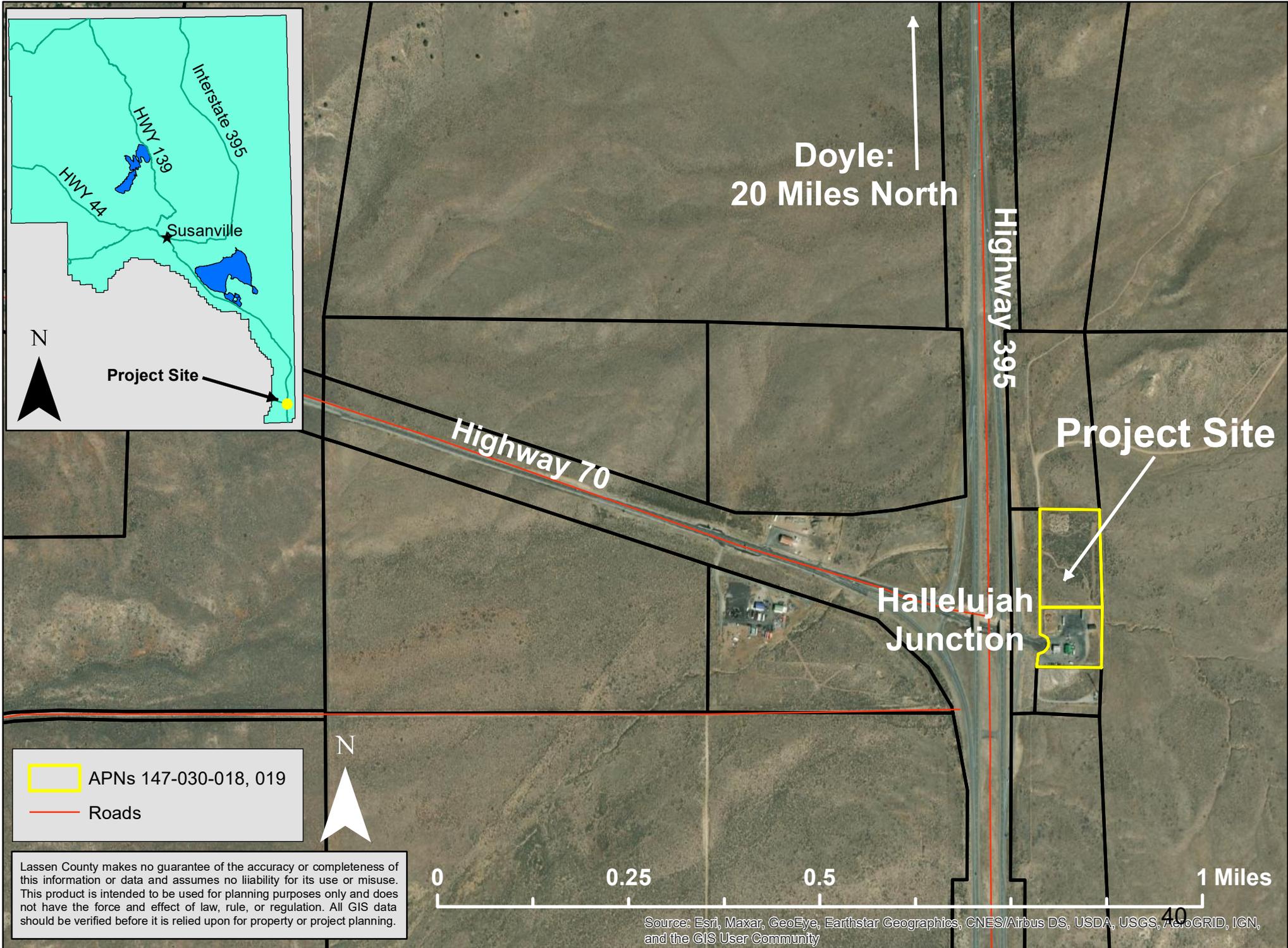
- (a) Duration. The minimum fire flow requirements detailed for pressurized hydrant system shall be sustained for a period of at least two hours. Minimum fire flow requirements are in addition to the area average daily demand.
- (b) Main Size. The distribution system shall be of an adequate size and so designed in conjunction with related facilities to maintain the minimum fire flow and pressure required. In no event, however, will the minimum pipe size for new mains be less than six inches in diameter.
- (c) Spacing. In no case shall fire hydrant spacing be more than eight hundred feet from hydrant to hydrant, measured along the traveled roadway.
- (d) Location. Fire hydrants shall be attached to the distribution system at locations designated by the county fire warden and/or the responsible fire agency where applicable.
- (e) Materials and Hydrants. Six-inch fire hydrants shall be A.W.W.A. approved with one four and one-half inch and two two and one-half inch NST connections. Four-inch fire hydrants shall be A.W.W.A. with one two and one-half inch NST connections. All fire hydrants shall be dry barrel type. Each hydrant shall be fitted with a properly sized inlet bury and gate valve as per this chapter and the Fire Safe Regulations.
Each hydrant gate valve shall be supplied with an eight-inch valve box with metal cover, set to finish grade, installed to allow operation of gate valve as detailed herein and in the Fire Safe Regulations. All hydrants, valves, fittings, pipe and installation shall be approved by the county and the responsible fire agency where applicable.
- (f) Construction. Fire hydrants shall be installed as detailed in this chapter and in the Fire Safe Regulations.
- (g) No Parking Zone. A fifteen-foot no parking zone will be established and indicated for each hydrant.
- (h) Shut-Off Valves. The distribution system shall be equipped with a sufficient number of valves so located that no single case of accident, breakage or repair to hydrants or distribution will necessitate the shutdown of pipe greater than one thousand three hundred feet.
- (i) Color Coding. The following color coding of fire hydrant bonnets and caps is required to indicate the expected flow from the main. The exterior surfaces of all fire hydrant riser barrels, heads and guard posts which extend above ground shall be painted chrome yellow. The tops and nozzle caps of all fire hydrants shall be painted as follows:

Flow	Color of Bonnets and Caps
1,000 gpm or greater	Green
500—1,000 gpm	Orange
Less than 500 gpm	Red



Joel Goldman
Fire Prevention
California Department of Forestry and Fire Protection
697-345 Hwy 36 E, Susanville Ca 96130
(530) 310-2223
E-mail: joel.goldman@fire.ca.gov

Use Permit 2021-002, Parcel Map 2021-001, Initial Study 2021-001 Gajj/Gondal



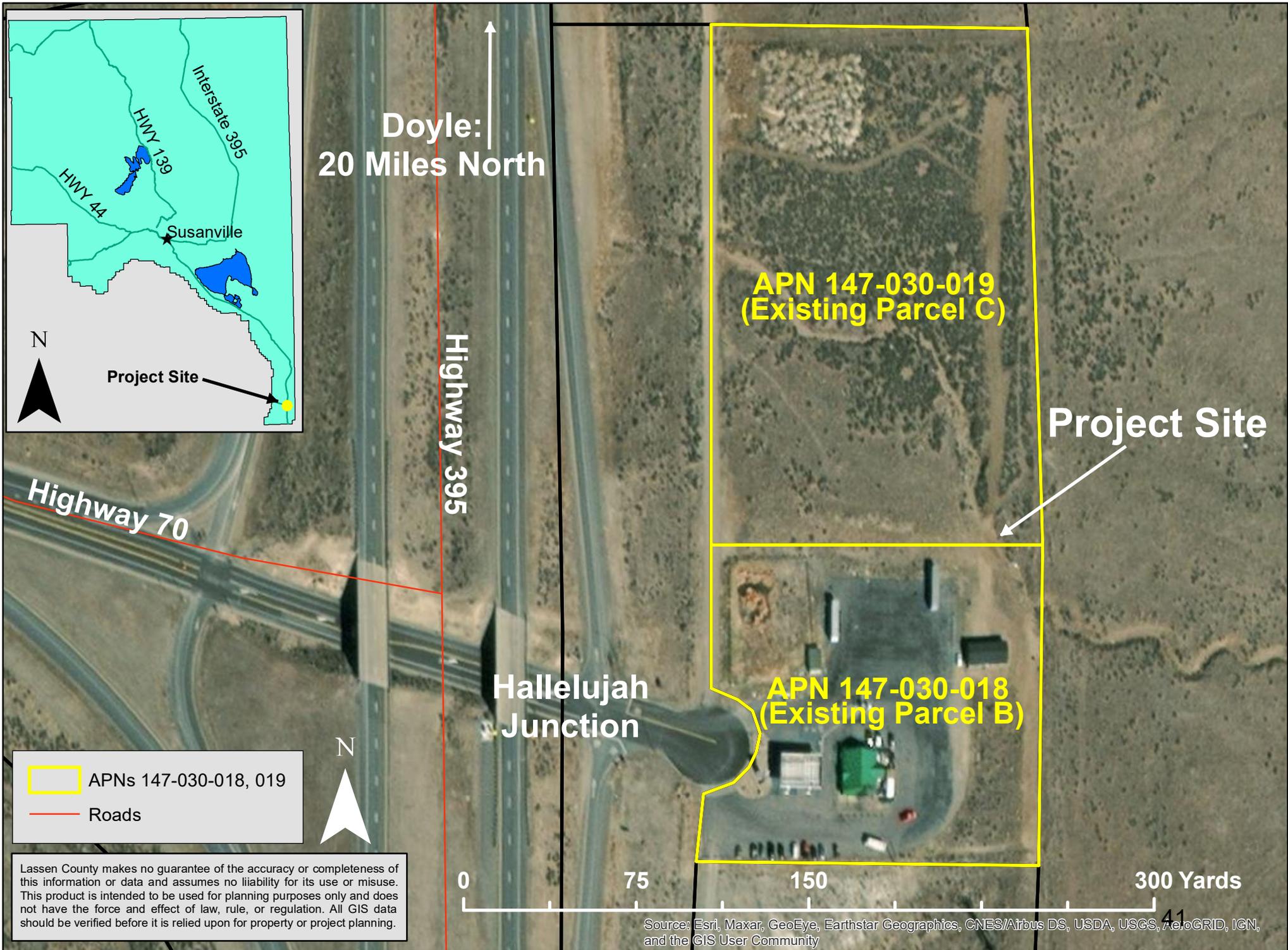
APNs 147-030-018, 019
Roads

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.

0 0.25 0.5 1 Miles

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

Use Permit 2021-002, Parcel Map 2021-001, Initial Study 2021-001 Gajj/Gondal



Doyle:
20 Miles North

APN 147-030-019
(Existing Parcel C)

Project Site

Hallelujah
Junction

APN 147-030-018
(Existing Parcel B)

APNs 147-030-018, 019
Roads

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.

0 75 150 300 Yards

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
 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

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. UP 2021-002

Property Owner/s	Property Owner/s
Name: JOGINDER GONDAL & SUKHPAL GALL	Name:
Mailing Address: PO BOX 70	Mailing Address:
City, ST, Zip: CHILCOOT, CA 96105	City, ST, Zip:
Telephone: 916-812-1044 Fax:	Telephone: Fax:
Email: gondalravi@aol.com	Email:

Applicant/Authorized Representative*	Agent (Land Surveyor/Engineer/Consultant)
Same as above: <input checked="" type="checkbox"/>	Correspondence also sent to: <input checked="" type="checkbox"/>
Name:	Name: NST ENGINEERING
Mailing Address:	Mailing Address: 1495 RIVERSIDE DRIVE
City, ST, Zip:	City, ST, Zip: SUSANVILLE, CA 96130
Telephone: Fax:	Telephone: 530-257-5173 Fax:
Email:	Email: nst@frontiernet.net License #: 36929

Project Address or Specific Location: 753-775 HIGHWAY 70, HALLELUJAH JUNCTION			
Deed Reference: Book:	Page:	Year:	Doc#:
Zoning: C-H	General Plan Designation:		
Parcel Size (acreage): 6.46 AC, 4.49 AC	Section: 11	Township: 22	Range: 17

Assessor's Parcel Number(s):	147- 030 - 019	147- 030 -018	- -
- -	- -	- -	- -

Project Description: CLIENT IS PROPOSING TO DEVELOP RV PARK WITH 30 SPACES	RECEIVED
MAR 01 2021	
LASSEN COUNTY DEPARTMENT OF PLANNING AND BUILDING SERVICES	

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: <u>2/24/21</u>	Date: _____
Date: <u>2/24/21</u>	Date: _____

See associated process form for required attachments and instructions.



USE PERMIT PROJECT DETAIL SUPPLEMENT RECEIVED

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

JAN 14 2021

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES

FILE NO. _____

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 (i.e., when structures and improvements will be completed):** Phase #1 will start May, 2021 and be completed around November, 2021.
Phase #2 will begin in May, 2022 and be completed around November, 2022.

2. **Existing use of property:** The property is vacant except for leachfields for adjacent Manager's quarters.

3. **Describe adjoining land uses (e.g., residential, commercial, agricultural, etc.). Please be as specific as possible.**

North: Vacant - possibly some grazing for Ag use
South: Gas Station, Convenience Store
East: Vacant - possibly some grazing for Ag use
West: Highway 395 and access road (Larder Way)

4. **Hours of proposed operation:** 8pm to 6pm (office) **Days of operation:** 7

5. **Number of shifts:** 2 **Number of employees:** 2 / shift

6. **Number of deliveries or pick-ups:** 0 per day per week

7. **Number of visitors/customers:** 30 max per day 200 max per week

8. **Will the project increase noise levels in the immediate area?** Yes No

If yes, anticipated noise levels in decibels at:

50 feet _____ 100 feet _____ Property Line _____

9. **Describe existing structures and improvements to be used in conjunction with the proposed use, including their floor area:** No existing structures on site. Proposed restroom / shower / laundry facility will be built with the size being less than 800 sf.

10. **Maximum height (in feet) of existing structures:** 0

11. **Maximum height (in feet) of proposed structures:** 20 ft max

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

13. Describe proposed structures and improvements (e.g., buildings, parking, roads, and sewer services, etc.). Please include dimensions and floor area: There will be an approximate 800 sf rest room / shower / laundry facility constructed in Phase #1 with a total of 15 RV spaces. 15 more RV spaces will be added in Phase #2. The access driveways, additional parking spaces, and sewage disposal system will be constructed

14. Describe the topography and physical environment at and surrounding the project site: The site slopes at 0.8% toward northwest corner of property with drainage swale exiting the site towards the westerly access road. The existing store and gas station to the south have been the only development at the Highway junction

15. Describe proposed exterior lighting, including location (attach lighting diagram if applicable): There will be exterior lighting (down lighting) at the rest rooms and lighting (down) at the RV spaces meeting Title 25 Standards

16. 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 ±4.3 acres
Quantity of cut: ±3500 cubic yards Quantity of fill: ±6500 cubic yards

17. Percentage of site to be covered by impervious surfaces (e.g., roads, driveways, and structures), including estimated impervious surfaces at project buildout: ±40%

18. Number of existing parking spaces: 0 employee _____ customer
Number of proposed parking spaces: 3 employee 67 customer
Describe surfacing of parking area: AC Paving (30 RV, 30 car, 7 guest)
Please attach a parking plan showing existing and proposed parking facilities.

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

20. For commercial, industrial and institutional developments, please attach a landscaping plan.

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

Electricity: PSREC Underground Overhead
Telephone: FRONTIER Underground Overhead
Water Supply: Existing Well New Well(s) Community Water
Other _____

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: CS WASTE

LP/Natural Gas: TBD

If an extension of utility lines is necessary, indicate which services and the distance of the extension: ±300 ft - power; ±300 ft - phone

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

High School: Fort Sage School District

Elementary School: Fort Sage School District

Fire Protection: Doyle

Community Services District: N/A

Water: N/A

Sewer: N/A

Other: N/A

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

Lassen County Public Works and Environmental Health
State of CA, HCD

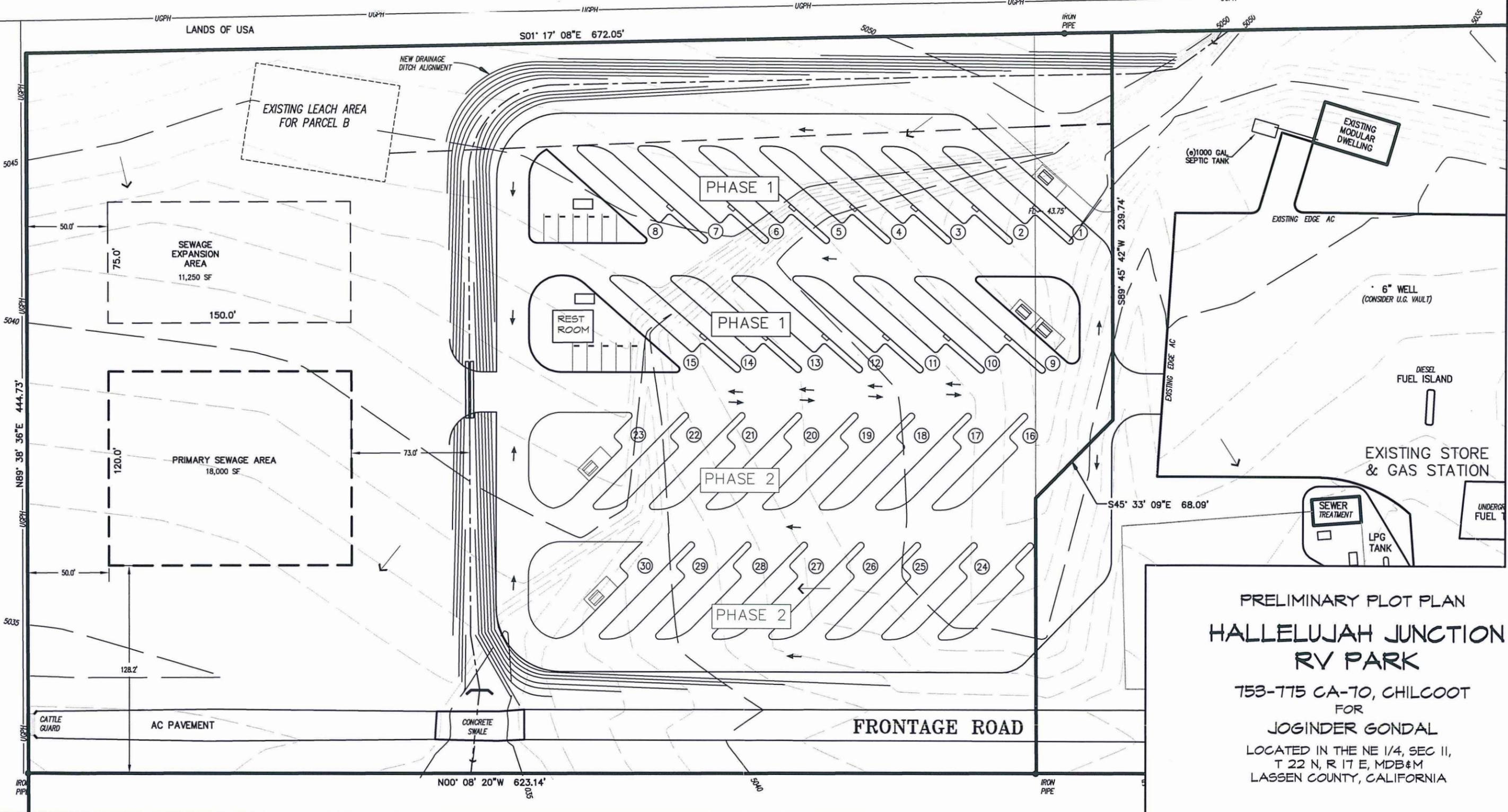


SCALE: 1"=60'

RECEIVED

JAN 14 2021

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES



PRELIMINARY PLOT PLAN
**HALLELUJAH JUNCTION
 RV PARK**
 753-775 CA-70, CHILCOOT
 FOR
JOGINDER GONDAL
 LOCATED IN THE NE 1/4, SEC II,
 T 22 N, R 17 E, MDB&M
 LASSEN COUNTY, CALIFORNIA



TENTATIVE PARCEL MAP/SUBDIVISION APPLICATION

FILING FEE: \$1,600 PARCEL MAP; \$1,750 AND \$56 PER LOT SUBDIVISION and ENVIRONMENTAL HEALTH FEE: \$85 per parcel

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
FEB 22 2021

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. Only attach additional sheets if necessary.

FILE NO. PM 2021-001

Property Owner/s	Property Owner/s
Name: SUKHPAL KAUR GAJJ	Name: JOGINDER SINGH GONDAL
Mailing Address: PO BOX 70	Mailing Address: PO BOX 70
City, ST, Zip: CHILCOOT, CA 96105	City, ST, Zip: CHILCOOT, CA 96105
Telephone: 916-812-1044 Fax:	Telephone: 916-812-1044 Fax:
Email: gonalravi@aol.com	Email: gondalravi@aol.com

Applicant/Authorized Representative*	Agent (Land Surveyor/Engineer/Consultant)
Same as above: <input checked="" type="checkbox"/>	Correspondence also sent to: <input checked="" type="checkbox"/>
Name:	Name: NST ENGINEERING, INC
Mailing Address:	Mailing Address: 1495 RIVERSIDE DRIVE
City, ST, Zip:	City, ST, Zip: SUSANVILLE, CA 96130
Telephone: Fax:	Telephone: 530-257-5173 Fax:
Email:	Email: nst@frontiernet.net License #: RCE36929

Project Address or Specific Location: 753-775 HWY 70, CHILCOOT, HALLELUJAH JUNCTION			
Deed Reference: Book:	Page:	Year:	Doc#:
Zoning: C-H HIGHWAY COMMERCIAL	General Plan Designation:		
Parcel Size (acreage): 6.76, 4.20 AC	Section: 11	Township: 22	Range: 17

Assessor's Parcel Number(s):	147 - 030 - 019	147 - 030 - 018	-	-
-------------------------------------	-----------------	-----------------	---	---

Subdivision (5 or more parcels created)
 Number of Parcels: _____ Parcel Size Range: _____ (acres or square feet). Use: _____

Parcel Map (4 or fewer parcels created).

Parcel No. A Size: 6.76 ac (acres or square feet). Uses: UNDEVELOPED

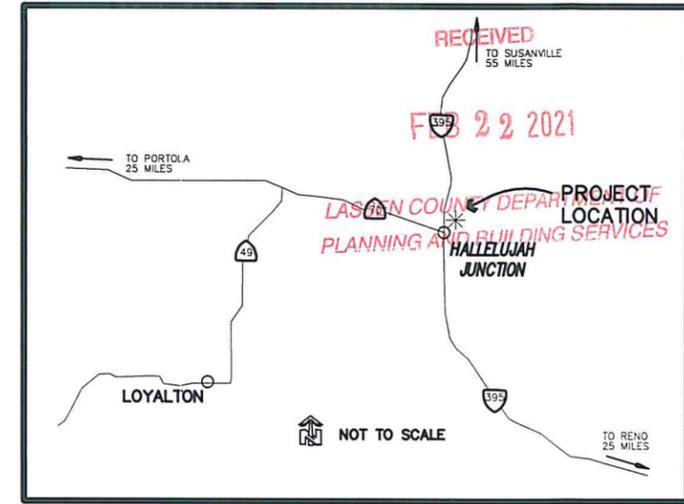
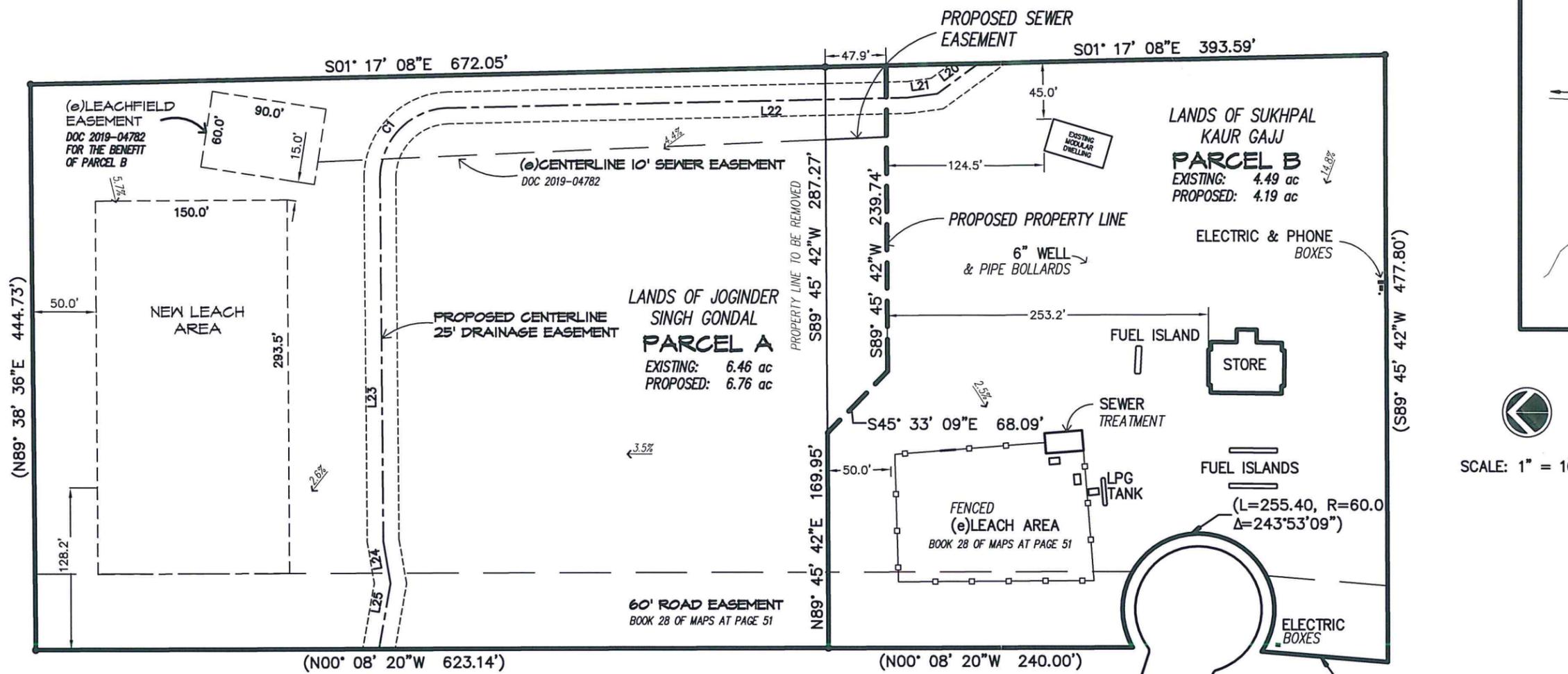
Parcel No. B Size: 4.20 ac (acres or square feet). Uses: COMMERCIAL

Parcel No. _____ Size: _____ (acres or square feet). Uses: _____

Parcel No. _____ Size: _____ (acres or square feet). Uses: _____

SIGNATURE OF PROPERTY OWNER(S): I HEREBY ACKNOWLEDGE THAT: I have read this application and state that the information given is both true and correct to the best of my knowledge. I agree to comply with all County ordinances and State laws concerning this application.	*SIGNATURE OF APPLICANT/AUTHORIZED REPRESENTATIVE (Representative may sign application on behalf of the property owner only if Letter of Authorization from the owner/s is provided).
<u>Sukhpal Gajj</u> Date: <u>1/26/21</u>	Date: _____
<u>Joginder Singh</u> Date: <u>1/26/21</u>	Date: _____

See associated process form for required attachments.

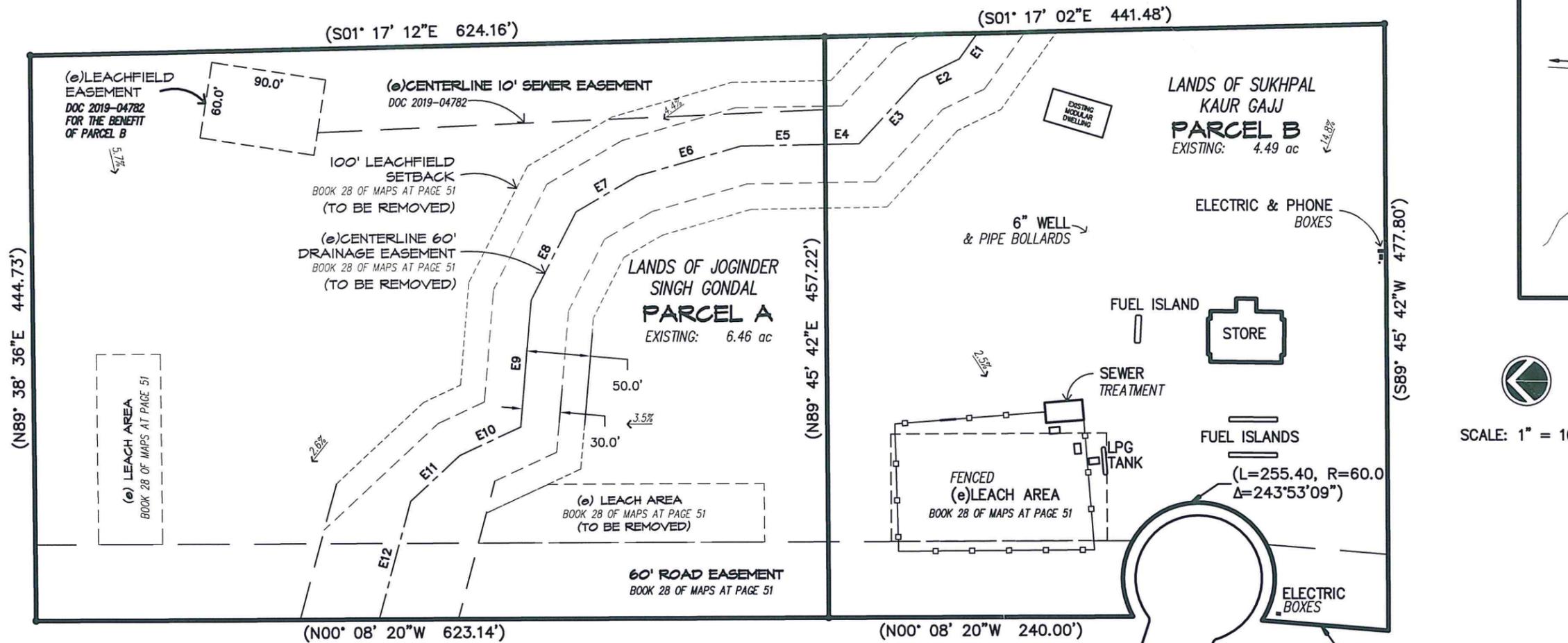


SCALE: 1" = 100'

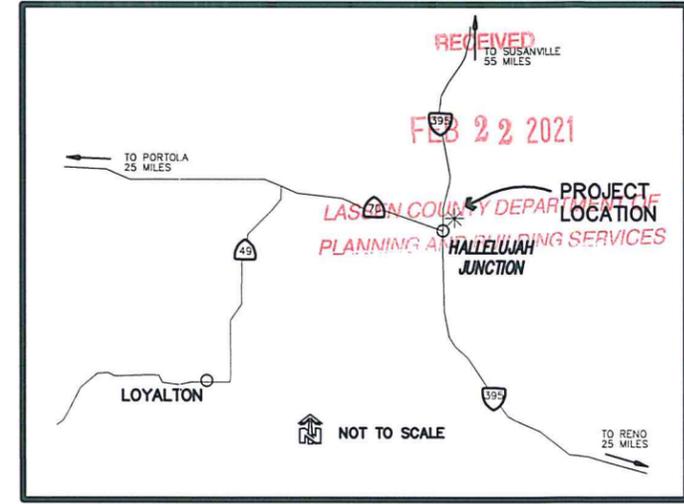
DRAINAGE EASEMENT			
Line #/Curve #	Length	Direction/Delta	Radius
L20	40.04	S35° 59' 42"E	
L21	23.23	S07° 34' 09"E	
L22	361.95	S01° 17' 08"E	
C1	85.51	Δ=89°04'36"	55.0
L24	33.88	N80° 32' 36"E	
L25	52.67	S80° 01' 24"E	

() RECORD PER BOOK 28 OF MAPS, PAGE 51

TENTATIVE PARCEL MAP FOR
JOGINDER SINGH GONDAL &
SUKHPAL KAUR GAJJ
753-775 CA-70, CHILCOOT
LOCATED IN THE NE 1/4, SEC II,
T 22 N, R 17 E, MDB&M
LASSEN COUNTY, CALIFORNIA



() RECORD PER BOOK 28 OF MAPS, PAGE 51



VICINITY MAP

SCALE: 1" = 100'

(e) DRAINAGE EASEMENT		
Line #	Length	Direction
E1	25.00	S54° 00' 00"E
E2	35.00	S26° 00' 00"E
E3	70.00	S47° 00' 00"E
E4	26.60	S01° 00' 00"E
E5	66.40	S01° 00' 00"E
E6	85.00	S16° 00' 00"E
E7	56.00	S30° 00' 00"E
E8	78.00	S63° 00' 00"E
E9	100.00	S85° 00' 00"E
E10	53.00	S25° 00' 00"E
E11	53.00	S43° 00' 00"E
E12	96.60	S75° 00' 00"E

EXISTING LANDS OF
JOGINDER SINGH GONDAL & SUKHPAL KAUR GAJJ
753-775 CA-70, CHILCOOT

LOCATED IN THE NE 1/4, SEC II,
T 22 N, R 17 E, MDB&M
LASSEN COUNTY, CALIFORNIA

RECEIVED

March 22, 2022

MAR 23 2022

Lassen County
Attn: Nancy McAllister
707 Nevada Street, Suite 5
Susanville, CA 96130

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES

LASSEN COUNTY (COUNTY), MITIGATED NEGATIVE DECLARATION (MND) FOR THE USE PERMIT #2021-002, PARCEL MAP #2021-001, INITIAL STUDY #2021-001 GAJJ, GONDAL PROJECT (PROJECT); SCH # 2021020471

Dear Ms. Nancy McAllister:

Thank you for the opportunity to review the Mitigated Negative Declaration for the proposed Project. The State Water Resources Control Board, Division of Drinking Water (State Water Board, DDW) regulates public water systems in Lassen County and is responsible for issuing water supply permits pursuant to the Safe Drinking Water Act.

““Public water system” means a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year. A public water system includes the following: (1) Any collection, treatment, storage, and distribution facilities under control of the operator of the system that are used primarily in connection with the system, (2) Any collection or pretreatment storage facilities not under the control of the operator that are used primarily in connection with the system”, and “(3) Any water system that treats water on behalf of one or more public water systems for the purpose of rendering it safe for human consumption,” (Health and Safety Code, division 104, part 12, chapter 4, article 1, section 116275 [h]). The Project will construct and operate a 30-space recreational vehicle park, with a maximum occupancy of 80 people. The Project will create a new public water system and will require Joginder Gondal and Sukhpal Gall to obtain State Water Board, DDW approval for a water supply permit.

The State Water Board, DDW, as a responsible agency under CEQA, has the following comments on the County’s draft MND:

Project Description Clarification

- Please describe the water system in the project description, including an explanation of water sources and new water system infrastructure that will be installed as part of the Project to provide water to the Recreational Vehicle (RV) sites, restroom / laundry / shower facility, and other water needs of the Project. The discussion should also include, but not be limited to:
 - If individual RV sites will include both sewer hookup and domestic water
 - If non-potable or domestic water will be used at the sewage dump station
 - How close the existing well is to underground storage tanks.

E. JOAQUIN ESQUIVEL, CHAIR | EILEEN SOBECK, EXECUTIVE DIRECTOR

- The CEQA document does not mention if the existing well will be used as a water source for the RV park. The application marks new wells as the water supply, but then later indicates “Existing well for adjacent convenience store / gas station.” Please explain if a new well will be drilled for the RV Park or the water source for the convenience store and gas station will also be used for the RV Park.
- The Project includes a new leach system for wastewater disposal and may require domestic water and sewer lines at each RV site. The Project also includes an existing well near a gas station. California Waterworks Standards (CWS), title 22, division 4, chapter 16, article 4, section 64572 and title 22, division 4 chapter 16, article 6, section 64560 requires separation of water service lines and domestic supply wells from sources of potential contamination. Drinking water sources that are installed or occur near possible contaminants may require alternatives to the separation standards in the CWS. If the Project will include implementing an alternative (title 22, division 4 chapter 16, article 6, section 64551.100) to CWS, please include the alternative in the CEQA document as part of the Project analysis.
- Is the rerouting of the drainage a required component for implementation of the Project, or can the Project be implemented without the drainage rerouting (considered a separate project)?
 - If the drainage rerouting is required to implement the Project then the CEQA document should include discussion of the rerouting of the drainage as part of the Project description.
 - Note: The California Fish and Wildlife (CFW) comment letter, identifies CFW as a responsible agency, and does not indicate they will be taking lead on the rerouting of the drainage.

Hydrology, Water Quality, and Utilities Analysis.

- “The document states, “The construction of any new water or wastewater treatment facilities or expansion of existing facilities associate(d) with the proposed project will have less than significant impacts on the environment” (PDF page 46). For new water facilities, please discuss how this conclusion was reached. If a new well will be drilled, please also include a discussion on discharges from well drilling, operational discharges, and any associated permits that will be obtained.
- The document states, “CalFire, acting as the Lassen County Fire Warden’s Office, has recommended conditions (to be implemented as mitigation measures) related to the access, water supply, and hydrant requirements for RV parks and mobile home parks” (PDF pages 39 and 44). Please include the California Department of Forestry and Fire Protection mitigations measures in the document.
- PDF pages 18 and 24 mentions “...if leach field capabilities are found to be inadequate; that sewage dumping on site only be permitted for occupants of the RV Park.”
 - Will the leach field be adequate to serve all the individual RV sites and the restroom, as the proposed alternative? If it is not known, further explain what alternative actions will be taken if the leach field is not adequate enough to support the individual RV sites and restroom. Please also provide support for the ability of the alternative to work.
- Under the Utilities and Service Systems checklist d) asks if the Project would “have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?” Has any water quality monitoring been completed to ensure current groundwater is an adequate source for drinking water? If so, explain the monitoring done and the results to address the

question as to if sufficient water supplies are available. Otherwise explain how sufficient supplies were currently determined to be available.

- Under Porter-Cologne Water Quality Control Act of 1969, the State Water Board has authority for the protection of water quality for State surface waters, wetlands, and groundwaters and Federal delegation to the State and Regional Boards of the National Pollutant Discharge Elimination System permitting program. If the rerouting of the drainage is part of the Project, the discussion and analysis for the Biological Resources (c) and Hydrology and Water Quality (a), (c-f) should consider and include: identification of the waterway as a "Water of the United States" or "Water of the State", a delineation of the waterway, potential impacts of the rerouting of the waterway, and mitigation measures that will be applied to reduce possible significant effects.

In accordance with Health and Safety Code section 116527(b) (1), "Before a person submits an application for a permit for a proposed new public water system, the person shall first submit a preliminary technical report to the State Board at least six months before initiating construction of any water-related improvement." The report must include: "(2) A discussion of the feasibility of each of the adjacent public water systems identified pursuant to paragraph (1) annexing, connecting, or otherwise supplying domestic water to the applicant's proposed new public water system's service area. The applicant shall consult with each adjacent public water system in preparing the report and shall include in the report any information provided by each adjacent public water system regarding the feasibility of annexing, connecting, or otherwise supplying domestic water to that service area." The proposed water system shall submit a report to the State Board.

If the Project proposes an alternative to CWS (section 64551.0), approval for such alternatives shall also be obtained from the State Water Board, DDW Lassen District Office.

CCR Title 22, Division 4, Chapter 16, Article 3, Section 64560 requires that for any well that will serve a public water system the well designs and specifications shall be submitted to the State Water Board. The water system should submit well designs to the State Water Board, DDW, Lassen Office prior to the Project construction.

Once the MND is adopted, please forward the following items in support of the new public water system's permit application to the State Water Board, DDW Lassen District Office:

- Copy of the draft and final MND and Mitigation Monitoring and Reporting Plan (MMRP);
- Any comment letters received and the lead agency responses as appropriate;
- Copy of the Resolution or Board Minutes adopting the MND and MMRP; and
- Copy of the stamped Notice of Determination filed at the Lassen County Clerk's Office and the Governor's Office of Planning and Research, State Clearinghouse.

Please contact Steve Watson of the State Water Board, DDW Lassen District Office at (530) 224-4828 or Steve.Watson@waterboards.ca.gov if you have any questions regarding permitting requirements.

Sincerely,

Lori Schmitz

Lori Schmitz

Ms. Nancy McAllister

- 4 -

March 22, 2022

Environmental Scientist
Division of Financial Assistance
Special Project Review Unit
1001 I Street, 16th floor
Sacramento, CA 95814

Cc:

Office of Planning and Research, State Clearinghouse

Steve Watson
District Engineer
Lassen District

Nancy McAllister

From: Tucker, Robert@Waterboards <robert.tucker@waterboards.ca.gov>
Sent: Friday, March 25, 2022 5:01 PM
To: Land Use
Subject: RE: Comments on the Notice of Intent to adopt a Mitigated Negative Declaration to construct and operate a 30 space Recreation Vehicle park in Lassen County.

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

Sorry this is for project UP 2021-002 PM 2021-001 IS 2021-001 Gajj/Gondal

MAR 28 2022
RECEIVED
LASSEN COUNTY DEPARTMENT OF
PLANNING AND PUBLIC SERVICES

From: Tucker, Robert@Waterboards
Sent: Friday, March 25, 2022 4:59 PM
To: 'landuse@co.lassen.ca.us' <landuse@co.lassen.ca.us>
Subject: FW: Comments on the Notice of Intent to adopt a Mitigated Negative Declaration to construct and operate a 30 space Recreation Vehicle park in Lassen County.

I tried LLmcallister@lassen.ca.us but that did not work

From: Tucker, Robert@Waterboards
Sent: Friday, March 25, 2022 4:57 PM
To: llmcallister@co.lassen.ca.us
Cc: Miller, Trevor@Waterboards <Trevor.Miller@Waterboards.ca.gov>
Subject: Comments on the Notice of Intent to adopt a Mitigated Negative Declaration to construct and operate a 30 space Recreation Vehicle park in Lassen County.

Thank you for the opportunity to comment on the Mitigated Negative Declaration of the proposed project. We have the following comments on the proposed project.

1. If the proposed project disturbs greater than 1 acre of ground disturbance, the project must apply for coverage under the, a National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges of Storm Water Associated with Construction Activity, Order 2009-0009-DWQ, as amended by 2010-0014-DWQ and 2012-006-DWQ (Construction General Permit) is required. Please see:

https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html

2. The project discusses that the leaching area will need to be expanded for onsite wastewater disposal. Please be aware that the State Water Board's Onsite Wastewater Treatment Systems (OWTS) policy does not authorized a local agency, even with an approved Local Agency Management Plan, to regulate OWTS dedicated to receiving significant amounts of waste dumped from RV holding tanks. The wastewater flow from 30 RVs will greatly increase the current system and will be significant amount of waste to the leach field. Additional, we currently do not have information to support that the proposed project has adequate soils to handle the OWTS and disposal of the wastewater.

The construction and operation of the OWTS should be regulated by Lahontan Water Board and as a responsible agency we may request additional information be provided for the disposal of generated

wastewater. The county may still issue permits associated with the construction and location of the OWTS but should not be the sole agency regulating the discharge from the facility. The link below is to a General Order the project proponent may apply for coverage and it will provide information on our requirements.

https://www.waterboards.ca.gov/lahontan/board_decisions/adopted_orders/2020/r6t_2020_0015_go_limited_domestics.pdf

3. The proposed plot plan identifies a drainage that will need its alignment changed. The movement of the drainage may need both an Army Corp of Engineers permit and/or a Stream Alteration Agreement with the California Department of Fish and Wildlife. The project proponent should contact both of these agencies to see if they need their respective permits. If the Army Corp of Engineers takes jurisdiction and considers the project needs to be under a nation-wide permit or individual Army Corp permit, please contact Lahontan Water Board for a Water Quality Certification.

Again, the Water Board thanks Lassen County for the opportunity to comment on the NOI to adopt a Mitigated Negative Declaration.

If you have any questions regarding this matter, please contact me or Trevor Miller P.E. at 530-542-5430.

Robert Tucker P.E.
Senior Water Resource Control Engineer
California Regional Water Quality Control Board, Lahontan Region
Phone 530-542-5467



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Northern Region
601 Locust Street
Redding, CA 96001
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



RECEIVED

MAR 28 2022

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES

March 28, 2022

Nancy McAllister, Senior Planner
County of Lassen
Department of Planning and Building Services
707 Nevada Street, Suite 5
Susanville, CA 96130-3912

SUBJECT: Review of the Mitigated Negative Declaration for Use Permit #2021-002, Parcel Map #2021-001 and Initial Study #2021-001 (Gajj and Gondal), State Clearinghouse Number 2021020471, Lassen County

Dear Nancy McAllister:

The California Department of Fish and Wildlife (Department) has reviewed the Mitigated Negative Declaration (MND) for the above-referenced project (Project) dated February 24, 2022. Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW ROLE

As a trustee for the State’s fish and wildlife resources, the Department has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and their habitat. As a responsible agency, the Department administers the California Endangered Species Act (CESA) and other provisions of the Fish and Game Code that conserve the State’s fish and wildlife public trust resources. The Department offers the following comments and recommendations on this Project in our role as a trustee and responsible agency pursuant to the California Environmental Quality Act (CEQA), California Public Resources Code section 21000 et seq.

For further information please also refer to the Department’s March 26, 2021, comments during the early consultation period (attached).

COMMENTS AND RECOMMENDATIONS

The Department has the following recommendations and comments as they pertain to biological resources:

Conserving California’s Wildlife Since 1870

Nancy McAllister, Senior Planner, County of Lassen
March 28, 2022
Page 2

Biological Surveys

The Department previously requested basic biological surveys be conducted (Attachment). A basic biological assessment would include botanical, wildlife, and habitat surveys (conducted at the appropriate time of the year) to determine whether focused or protocol-level surveys are warranted. The Department recommends the Lead Agency require the Project applicant a conduct biological assessment. The Department does not have enough information to determine if there are significant impacts to biological resources without these surveys. A query of the California Natural Diversity Database indicates a number of California Rank 1B botanical species and Swainson's hawk (*Buteo swainsoni*), a California threatened species, are known to occur adjacent to the Project. These species must be analyzed under CEQA. The Department recommends a basic biological survey for wildlife and botanical species and their habitats be conducted by a qualified biologist familiar with the area as described in the Department's early consultation letter, which is attached for your review.

Further, a jurisdictional delineation was not conducted according to the U.S. Army Corps of Engineers Delineation Manual. Impacts to the intermittent drainage located on the site and proposed to be filled will require a jurisdictional delineation. The delineation should include mapping of ephemeral, intermittent, and perennial stream courses potentially impacted by the Project.

Lake or Streambed Alteration Agreement

For any activity that will divert or obstruct the natural flow, or change the bed, channel, or bank (which includes associated riparian resources) of a river or stream, or use material from a streambed, the Department will require a Lake and Streambed Alteration (LSA) Notification, pursuant to section 1600 et seq. of the Fish and Game Code, from the applicant. Project activities, which would be subject to LSA Notification requirements, include construction of stormwater features that discharge on or over the streambank and modification of associated riparian resources growing on the bank. Issuance of an LSA Agreement is subject to CEQA. The Department, as a responsible agency under CEQA, will consider the CEQA document for the Project. The CEQA document should fully identify the potential impacts to the stream or riparian resources and provide adequate avoidance, mitigation, monitoring, and reporting commitments for completion of the agreement. To obtain information about the LSA notification process, please access our website at <https://www.wildlife.ca.gov/Conservation/LSA>.

California Endangered Species Act

Take of any California Endangered Species Act (CESA)-listed species is prohibited except as authorized by state law (Fish and Game Code, §§ 2080 & 2085). CDFW recommends that the Permittee seek appropriate authorization prior to project

Nancy McAllister, Senior Planner, County of Lassen
March 28, 2022
Page 3

implementation. This may include an Incidental Take Permit (ITP) or a Consistency Determination (Fish and Game Code, §§ 2080.1 & 2081). Issuance of an ITP is subject to CEQA documentation; the CEQA document must specify impacts, mitigation measures, and a mitigation monitoring and reporting program. If the Project has the potential to impact CESA listed species, early consultation is encouraged, as significant modification to the Project and mitigation measures may be required to obtain a CESA-ITP permit. Information on how to apply for a CESA-ITP permit is available here: <https://wildlife.ca.gov/Conservation/CESA/Permitting>

FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

If you have any questions, please contact Amy Henderson, Senior Environmental Scientist (Specialist) at (530) 598-7194, or by e-mail at R1CEQARedding@wildlife.ca.gov.

Sincerely,

DocuSigned by:

1D82ADE7303A474...
Tina Bartlett, Regional Manager
Northern Region

ec: State Clearinghouse
State.Clearinghouse@opr.ca.gov

Douglas Cushman
Senior Water Resource Control Engineer
Douglas.Cushman@waterboards.ca.gov

Matthew J. Roberts
U.S. Army Corps of Engineers
Matthew.J.Roberts@usace.army.mil

Amy Henderson
California Department of Fish and Wildlife
R1CEQARedding@wildlife.ca.gov

Attachment



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Northern Region
601 Locust Street
Redding, CA 96001
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



March 26, 2021

Stefano Richichi, Senior Planner
County of Lassen
Department of Planning and Building Services
707 Nevada Street, Suite 5
Susanville, CA 96130-3912

Subject: Review of the Consultation Request for Use Permit #2021-002, Parcel Map #2021-001 and Initial Study #2021-001 (Gajj and Gondal), State Clearinghouse Number 2021020471, Chilcoot, Lassen County

Dear Stefano Richichi:

The California Department of Fish and Wildlife (Department) has reviewed the consultation request for the above-referenced project (Project) dated February 24, 2021. As a trustee for the State's fish and wildlife resources, the Department has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and their habitat. As a responsible agency, the Department administers the California Endangered Species Act (CESA) and other provisions of the Fish and Game Code (FGC) that conserve the State's fish and wildlife public trust resources. The Department offers the following comments and recommendations on this Project in our role as a trustee and responsible agency pursuant to the California Environmental Quality Act (CEQA), California Public Resources Code section 21000 et seq. The following are informal comments intended to assist the Lead Agency in making informed decisions early in the Project development and review process.

The Department has the following recommendations and comments as they pertain to biological resources:

Biological Surveys

Because the proposed Project will occur in wildlife habitat, the Department recommends biological surveys occur prior to any new construction or site modification to avoid impacts to natural resources that may occur on the site. A basic biological assessment would include botanical, wildlife, and habitat surveys (conducted at the appropriate time of the year) to determine whether focused or protocol-level surveys are warranted. The Department recommends all plant and wildlife species identified in the California Natural Diversity Database (CNDDB) and other biological resource databases (U.S. Fish and Wildlife Service, California Native Plant Society, or other pertinent references) be analyzed for the potential to occur within the Project area.

Conserving California's Wildlife Since 1870

Stefano Richichi, Senior Planner
March 26, 2021
Page 2

The CNDDDB is a positive sighting database. It does not predict where something may be found. The Department maps occurrences only where we have documentation that the species was found at the site. There are many areas of the state where no surveys have been conducted and therefore there is nothing on the map. That does not mean that there are no special status species present. The next step is to conduct surveys to document what is actually present today and submit the information on special status species to the Department and CNDDDB. All surveys should be conducted prior to approval of the Project and survey results shall be e-mailed to the Department at the R1CEQARedding@wildlife.ca.gov.

The following should be included in the biological assessment:

1. Date/time/weather conditions during the survey(s).
2. A description of the natural environment.
3. A list of common and special status plant and wildlife species as well as habitats present onsite at the time of the survey(s).
4. Rare/local/unusual species and habitats present during the survey(s).
5. A thorough assessment of rare plants and sensitive natural communities should be conducted following the Department's March 2018 *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities* (<https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959&inline>)
6. If habitat is present for special status plants or wildlife, focused species-specific surveys should be conducted at the appropriate time of year and/or time of day when the species are active or otherwise identifiable. Acceptable species-specific survey procedures should be developed in consultation with the Department and the U.S. Fish and Wildlife Service. Links to some survey procedures are provided on the Department's website (<https://wildlife.ca.gov/Conservation>). All surveys should be conducted prior to approval of the Project and survey results provided in the subsequent environmental document.
7. If any special-status species are found during surveys, the Department requests that CNDDDB forms be filled out online and submitted. Instructions for providing data to the CNDDDB can be found at: <https://wildlife.ca.gov/Data/CNDDDB/Submitting-Data>.
8. Impacts to and maintenance of wildlife corridor/movement areas and other key seasonal use areas should be fully evaluated and provided.
9. A discussion of impacts associated with increased lighting, noise, human activity, impacts of free-roaming domestic animals including dogs and cats, changes in drainage patterns, changes in water volume, velocity, quantity, and quality, soil erosion, and/or sedimentation in streams and watercourses on or near the Project site.
10. Mitigation measures for adverse Project-related impacts to sensitive plants, wildlife, and habitats should be developed and thoroughly discussed.

Stefano Richichi, Senior Planner
March 26, 2021
Page 3

Mitigation measures should first emphasize avoidance and reduction of Project impacts. For unavoidable impacts, the feasibility of on-site habitat restoration or enhancement should be discussed. If on-site mitigation is not feasible, off-site mitigation through habitat creation, enhancement, acquisition, and preservation in perpetuity should be addressed.

11. As the Project site has the potential to support aquatic, riparian, or wetland habitat, a delineation of lakes, streams, and associated riparian habitats potentially affected by the Project should be provided for agency and public review. This report should include a preliminary jurisdictional delineation including wetlands identification pursuant to the U. S. Fish and Wildlife Service wetland definition as adopted by the Department. Please note that some wetland and riparian habitats subject to the Department's authority may extend beyond the jurisdictional limits of the U.S. Army Corps of Engineers. The jurisdictional delineation should also include mapping of ephemeral, intermittent, and perennial stream courses potentially impacted by the Project. In addition to "federally protected wetlands" (see CEQA Appendix G (IV)(c)), the Department considers impacts to any wetlands (as defined by the Department) as potentially significant.

Botanical Surveys

Botanical surveys should be conducted across the entire Project site during the appropriate blooming time prior to the approval of this Project. Botanical surveys should follow the Department's March 20, 2018, *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities*, available here: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959>. If no special status plant species are found during the botanical survey no other measures will be required. However, if drought conditions exist, additional pre-construction surveys may be warranted. If special status plant species are found during the botanical surveys, the plants should be marked by a qualified biologist familiar with the species. If the area can be avoided, exclusionary fencing will be placed around the plants and no pedestrian or vehicular entry shall be allowed. Botanical survey results shall be emailed to the Department at R1CEQARedding@wildlife.ca.gov.

California Endangered Species Act

Please be advised that a CESA permit must be obtained if the project has the potential to result in "take" of plants or animals listed under CESA, either during construction or over the life of the project. Issuance of a CESA Permit is subject to CEQA documentation; the CEQA document must specify impacts, mitigation measures, and a mitigation monitoring and reporting program. If the Project will impact CESA listed species, early consultation is encouraged, as significant modification to the Project and mitigation measures may be required to obtain a CESA Permit. Information on how to attain a CESA permit is available here: <https://wildlife.ca.gov/Conservation/CESA/Permitting>

Stefano Richichi, Senior Planner
March 26, 2021
Page 4

Lake or Streambed Alteration Agreement

For any activity that will divert or obstruct the natural flow, or change the bed, channel, or bank (which includes associated riparian resources) of a river or stream, or use material from a streambed, the Department will require a Lake and Streambed Alteration (LSA) Notification, pursuant to section 1600 et seq. of the Fish and Game Code, from the applicant. Project activities, which would be subject to LSA Notification requirements, include construction of stormwater features that discharge on or over the streambank and modification of associated riparian resources growing on the bank. Issuance of an LSA Agreement is subject to CEQA. The Department, as a responsible agency under CEQA, will consider the CEQA document for the Project. The CEQA document should fully identify the potential impacts to the stream or riparian resources and provide adequate avoidance, mitigation, monitoring, and reporting commitments for completion of the agreement. To obtain information about the LSA notification process, please access our website at <https://www.wildlife.ca.gov/Conservation/LSA>.

Nesting Birds

If the Project has the potential to directly impact nesting bird habitat or indirectly disturb nesting birds through audio or visual disturbance, the Department recommends the following measures be implemented to protect nesting birds and raptors protected under FGC sections 3503 and 3503.5:

- a) Conduct vegetation removal and other ground-disturbance activities associated with construction from September 1 through January 31, when birds are not nesting; or
- b) Conduct pre-construction surveys for nesting birds if vegetation removal or ground disturbing activities are to take place during the nesting season (February 1 through August 31). These surveys shall be conducted by a qualified biologist no more than one week prior to vegetation removal or construction activities during the nesting season. If an active nest is located during the preconstruction surveys, a non-disturbance buffer shall be established around the nest by a qualified biologist in consultation with the Department. No vegetation removal or construction activities shall occur within this non-disturbance buffer until the young have fledged, as determined through additional monitoring by the qualified biologist. The results of the pre-construction surveys shall be sent electronically to the Department at R1CEQARedding@wildlife.ca.gov.

Lighting

The Department recognizes the adverse effects that artificial lighting has on birds and other nocturnal species. The effects are numerous and include impacts to singing and

Stefano Richichi, Senior Planner
March 26, 2021
Page 5

foraging behavior, reproductive behavior, navigation, and altered migration patterns. To minimize adverse effects of artificial light on wildlife, the Department recommends that lighting fixtures associated with the Project be downward facing, fully shielded, and designed and installed to minimize photo-pollution and spillover of light onto adjacent wildlife habitat.

Trenching

If trenching will occur as a result of Project activities, it should be covered securely, or a ramp should be provided in the trench to prevent wildlife entrapment. If pipes are left out onsite, they should be inspected for animals prior to burying, capping, moving, or filling. The Department recommends a mitigation measure be developed and included in the final environmental document or project approval, if applicable.

Survey Results

If any special-status species are found during surveys, the Department requests that CNDDDB forms be filled out and sent to Sacramento and a copy of the form be sent to the Regional office at the above address. Instructions for providing data to the CNDDDB can be found at: <https://wildlife.ca.gov/Data/CNDDDB/Submitting-Data>.

If you have any questions, please contact Amy Henderson, Senior Environmental Scientist (Specialist) at (530) 598-7194, or by e-mail at Amy.Henderson@wildlife.ca.gov.

Sincerely,

DocuSigned by:
Curt Babcock
974D273FEE784E2...

Curt Babcock

Habitat Conservation Program Manager

ec: State Clearinghouse
State.clearinghouse@opr.ca.gov

Amy Henderson
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Habitat Conservation Planning Branch
CEQACommentLetters@wildlife.ca.gov

March 28, 2022

RECEIVED

Lassen County Department of Planning and Building Services
707 Nevada Street, Suite 5
Susanville, CA 96130

MAR 28 2022

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES

RE: Proposed 30 Space RV Park at Hallelujah Junction Area, South Lassen County
Parcel Map No. 2021-001; Use Permit #2021-001; Initial Study #2021-001

Dear Board Members:

The above referenced project will likely result in substantially increased motor vehicle (including off-road vehicle) traffic as well as pedestrian/visitor traffic to the area. The area around the RV park includes primarily Bureau of Land Management Land, which is currently actively cattle-grazed.

The relevant BLM land is also adjacent to private property located approximately Two miles northeast of the store (408-500 Bent D Road and the Bent-D Ranch). Public access to this property is restricted. We have resided part-time at the Ranch for more than two decades.

The area is otherwise closely fronted by Interstate (on and off ramps and roadway).

In anticipation of substantially increased motor vehicle traffic and visitor/pedestrian load, I respectfully ask that the Board consider the following:

1. Develop a road maintenance schedule for the dirt roads that presently extend from the end of Larder Way (i.e. the cattle guard) onto the Public Lands. These roads will presumably be regularly used by RV Park residents and visitors.
2. Improve and maintain Larder Way.
3. Improve and maintain fences around the RV park (i.e. between BLM grazing land and the RV park).
4. Clearly post Public Land Use requirements.
5. Provide for noxious weed control for plants potentially introduced by new traffic.
6. Post signage regarding staying on routes (roads), especially during fire restrictions.
7. Provide clear direction to residents (and visitors) regarding fire prevention mandates (i.e. spark arrestors on motor vehicles).
8. Partner with BLM, as needed, for other mitigation projects.
9. Provide preventive instruction/measures for owners of pets, primarily dogs, to avoid incidents of animals chasing or harming cows, and to prevent animals exiting fenced and residential areas onto public and private roads.
10. Take measures to mitigate against destruction of native vegetation and land.
11. Clearly advise RV Park residents about need to avoid disturbing native wildlife (antelope, deer, rabbits, etc.).

I very much appreciate the opportunity to offer comments to the Board relative to this Initial Study.

Sincerely,
Ellen G.I. Clark