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## PLANNING COMMISSION

April 4, 2023

FILE NUMBER:	2022-003
PROPERTY OWNER:	Johnson/Taylor
TYPE OF APPLICATION:	Use Permit

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LASSEN COUNTY PLANNING COMMISSION  
STAFF REPORT  
April 4, 2023

FILE NUMBER:	UP #2022-003
APPLICANT:	William Johnson
TYPE OF APPLICATION:	Use Permit
GENERAL LOCATION:	Eagle lake, CA
ASSESSOR'S PARCEL NUMBERS:	089-020-018
ZONING:	R-S (Resort District)
GENERAL PLAN:	"Potential Commercial," per the <i>Eagle Lake Area Plan, 1982</i>
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:	Exempt from CEQA review pursuant to Section 15061(b)(3) of the Guidelines
ASSIGNED STAFF:	Chris Martin, Assistant Planner

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AUTHORITY FOR APPLICATION:

Use Permit Provision, Lassen County Code Section 18.112 et seq. established regulations  
Uses Allowed by Use Permit in R-S District, Lassen County Code Section 18.54.040(4)

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REGULATING AGENCIES:

Agency

Planning Commission  
Planning and Building Services  
Environmental Health  
  
Public Works  
Lahontan Regional Water Quality Control Board  
California Department of Housing and  
Community Development

Identified Permits/Approvals

Use Permit  
Building Permits  
Sewage Disposal Permits or Approvals (if  
necessary)  
Encroachment Permit  
Discharge Permits or Approvals (if necessary)  
Permit; Sewage Disposal Permits or Approvals (if  
necessary)

PROJECT DESCRIPTION: The applicant is proposing a campground with four recreational vehicle sites. The proposed improvements include a well and electric service. No septic is being proposed as the applicant states sewage will be contained within the RV's and disposed of offsite, along with graywater and solid waste. Access is via County Road A1. The driveway and parking/RV pads are graveled.

**PROJECT SITE CHARACTERISTICS:** The subject parcel is located approximately 20 miles northwest of Susanville, CA, via Highway 36 and Eagle Lake Road. The address provided is 493-690 Eagle Lake Road. (APN: 089-020-018). The subject parcel is zoned R-S (Resort District) and have a General Plan land use designation of “Potential Commercial,” per the *Eagle Lake Area Plan, 1982*. The subject parcel is in the State Responsibility Area (SRA) for fire protection (“Very High” Fire Hazard Severity Zone) and is 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:** Access to the project site is from A-1. The Department of Public Works did recommend conditions in the Memo to The Director dated March 8, 2023.

**SURROUNDING PROPERTY CHARACTERISTICS AND ZONING:** Parcels in the vicinity consist of wildlife habitat & natural resource conservation areas parcels to the north, timber production to the east, and south, and an agricultural area to the west:

	<b>Zoning</b>	<b>Parcel Size (acres)</b>	<b>Land Use Designation</b> <i>(Eagle Lake Area Plan, 1993 and Lassen County General Plan, 2000)</i>
<b>North</b>	A-F* & T-P-Z**	484.710, 82.720, & 246.690	“Wildlife Habitat & Natural Resource Conservation Areas”
<b>East</b>	A-F* & R-S***	7.5 & 246.690	“Timber Production & Watershed Areas”
<b>South</b>	R-S***	7.5 & 7.5	“Timber Production & Watershed Areas”
<b>West</b>	T-P-Z** & U-C****	7.85 & 0.41	“Agricultural Areas”

\*A-F (Agricultural Forest District)

\*\*T-P-Z (Timber Production Zone District)

\*\*\*R-S (Resort District)

\*\*\*\* U-C (Upland Conservation District)

**ZONING:** The subject parcel is zoned R-S (Resort District). Lassen County Code Section 18.54.040(4) allows for “campgrounds” by use permit in the R-S zoning district.

**GENERAL PLAN:** The subject parcel is designated “Potential Commercial” in the *Lassen County General Plan, 2000*, per the *Eagle Lake Area Plan, 1982*. Said designations is described as follows:

*V-13-B Commercial*

*Policy:*

*Commercial uses and development in the Eagle Lake Planning Area should continue to be oriented to recreation and convenience shopping needs, goods and services of the lake residents, campers and day use visitors.*



*The appearance of commercial buildings and establishments are to be consistent with the character of the area. "Supermarket style" developments as typically found in urbanized areas would be inappropriate in the Eagle Lake Planning Area.*

*Existing commercial uses and proposed locations in the Spaulding Tract and Stones communities, Eagle Lake Resort and the Eagle Lake Marina that are designated in the Plan and zoned for such use should accommodate the commercial related needs around Eagle Lake for the planning period.*

*A proposed commercial "village-type" center is proposed to be located on the north side of the intersection of Eagle Lake Road and Gallatin Road at the south end of the lake. When developed, this site would serve as the recreational service center for the south portion of the lake with commercial uses including outlets and services such as a general store, recreation supplies, gas pumps and a restaurant. The complex is to be compact, incorporating architectural design and appearance that is harmonious and non-disruptive to the setting and character of the area. The planned adjoining recreational facilities could include housekeeping cabins, campgrounds and a recreational vehicle park. Development at all locations should be timed by need with regards to services already available locally as well as in Susanville.*

*Implementation:*

*All commercial locations as designated by this Plan should be zoned to incorporate "D", Design Control combining districts, to enhance the viability of the commercial uses and to ensure that the design and appearance of such uses are compatible to the setting and community in which they are located.*

EAGLE LAKE AREA PLAN, 1982:

III. Goals and Objectives

LAND USE / GROWTH / DEVELOPMENT

- *That physical development and its visual character be in consonance with the natural features and constraints of the environment and the community in which it is located.*
- *That physical development be balanced with the services and facilities available to support it.*
- *That the rate of growth and development be commensurate with and not exceed the ability of the service system and environment to assimilate it.*

SOCIAL / CULTURAL

- *Provide equity and balance in opportunity and access to public resources, recreational facilities, and housing for permanent and seasonal residents and seasonal tourists and recreationists of all socio-economic groups at a level and intensity commensurate with the maintenance of environmental quality.*



## V. POLICY / IMPLEMENTATION

### V-4 WATER QUALITY

#### Policy:

*It is critically essential to maintain and protect water quality of Eagle Lake, including all ground and surface waters in its watershed, in order to preserve its unique values and integrity. Appropriate provisions for complete water quality control are to be implemented for existing and future development projects and other uses pursuant to the findings and direction of the California Regional Water Quality Control Board, Lahontan Region.*

#### Implementation:

*In recognition of the importance of protecting the water quality of Eagle Lake, the California Regional Water Quality Control Board, Lahontan Region, pursuant to their responsibility under the law, must embark on a comprehensive ongoing program of investigation and monitoring of the status and trends of all waste, ground and surface waters that may affect the lake; and, establish, based on findings of evidence, the appropriate standards, regulations and measures for development in the discharge, treatment and disposal of wastewaters, control of erosion and sedimentation and other such related factors that may affect the water quality of Eagle Lake.*

### V-12 RECREATION

#### Policy:

*Recreational activities and uses are to continue to be of an outdoor and lake oriented character at a level and intensity in keeping with a quality recreational experience compatible with the maintenance of the unique values and environment of Eagle Lake.*

*Recreational facility development (i.e., campgrounds, picnic areas, recreational vehicle parks, marinas) should continue to be public in nature and held to those now in existence. Future demand for additional facilities, only if warranted, should be accommodated by the expansion of existing facilities prior to the development of new recreational sites as designated in the Plan. Private recreation is not to be precluded, provided that it is open to the general public. Any such expansion of existing facilities or new site development of recreational facilities will require an appropriate level of environmental impact analysis to ensure environmental protection and consistency with the policies of this Plan...*

The Planning Commission will determine whether the proposed project is consistent with the *Eagle Lake Area Plan, 1982*, 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.

#### LOCAL GOVERNMENTAL SERVICES:

- Police protection is provided by the Lassen County Sheriff's Department
- Susanville Elementary School District
- Lassen Union High School District
- Lassen Municipal Utilities District

LASSEN COUNTY CODE: Lassen County Code Section 18.112.035 et seq. grants the Planning Commission the authority to approve, conditionally approve, or deny use permit applications in accordance with the findings set forth at Lassen County Code Section 18.112.100, found below:

##### 18.112.035 Planning commission review of applications.

*(b) If a use permit application is to be considered without a related general plan amendment and/or rezone application as described above, the planning commission shall have the authority to approve, conditionally approve or deny the use permit application, subject to the appeal provisions of this chapter. (Ord. 467-AC § 30, 2003; Ord. 467-H § 2, 1991).*

##### 18.112.100 Mandatory findings.

*The following findings shall be made by the planning commission or board of supervisors, as applicable, in conjunction with any other findings which may be considered for the approval or denial of a use permit application:*

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

*(2) That the project is or is not consistent with the Lassen County general plan, or any applicable area plan or resource plan adopted as part of the general plan. (Ord. 467-H § 2, 1991).*

ENVIRONMENTAL DOCUMENT: The Environmental Review Officer of Lassen County has determined that this project is exempt from California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the CEQA Guidelines.

FINDINGS and/or RECOMMENDATIONS: The recommended findings and conditions can be found in the memos to the director attached to this staff report. In addition, the recommended conditions can be found in Exhibit "A" of a draft resolution that is included in this packet.

A power point presentation will be provided to the commission with site visit photos of the proposed projects surrounding landscape and architecture.



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

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION APPROVING USE  
PERMIT APPLICATION #2022-003, JOHNSON/TAYLOR; APN 089-020-018

WHEREAS, the Planning Commission of Lassen County, after due notice, and a public hearing conducted April 4, 2023, has considered Use Permit Application #2022-003, Johnson/Taylor, proposing a campground with four recreational vehicle sites; and

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

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Planning Commission finds that:
  - a. The proposed parcel map application is consistent with the *Lassen County General Plan, 2000*, and the *Eagle Lake Area Plan, 1982*, and that the proposed parcels are consistent with permissible uses under the R-S zoning district, and the provisions of Lassen County Code Section 18.112, which establishes the regulations regarding the issuance of use permits.
  - b. That the project, as conditioned, will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or to the general welfare.
3. The Planning Commission hereby concurs with the Environmental Review Officer that the proposed parcel map is not subject to further environmental review under the California Environmental Quality Act pursuant to Section 15061(b)(3) of the Guidelines.
4. The Planning Commission hereby adopts the recommended findings attached with the staff report for UP #2022-003, Johnson/Taylor.
5. The Planning Commission hereby approves Use Permit #2022-003, Johnson/Taylor, subject to the conditions set forth in Exhibit "A" attached hereto.



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

Page 2 of 5

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the 4th day of April, 2023, by the following vote:

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

\_\_\_\_\_  
Chairman  
Lassen County Planning Commission

ATTEST:

\_\_\_\_\_  
Maurice L. Anderson, Secretary  
Lassen County Planning Commission

EXHIBIT "A"  
RECOMMENDED CONDITIONS OF APPROVAL  
USE PERMIT #2022-003, Johnson/Taylor

1. Noncompliance with any of the following use permit conditions shall constitute grounds for revocation of the use permit (pursuant to Lassen County Code Section 18.112.060).
2. The Use Permit shall be granted for the use as approved by the Planning Commission. Substantial revisions and/or expansions of the project will require a new Use Permit, subject to the approval of the Planning Commission.
3. The applicant shall obtain all necessary building permits from the Lassen County Department of Planning and Building Services before the commencement of construction.

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

1. The applicant shall obtain all necessary approvals and permits from the California Department of Housing and Community Development.
2. The applicant shall secure all applicable approvals from Lassen County Environmental Health, and Fire Warden.
3. The applicant shall obtain an encroachment permit from the Department of Public Works.
4. 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 and shall construct all required improvements (e.g. well, electrical) prior to operation of the campground.

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

5. The applicant shall implement best management practices during operation 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 operation.
6. 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.

7. All recreational vehicles (RVs) visiting 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.
8. The campground must be "open to the general public" in accordance with *Eagle Lake Area Plan*, 1982.
9. All Sewage dumping and removal of refuse shall be done off site.
10. Driveways must comply with Lassen County Code 9.16.120 (Width).
11. Address sign must be posted in compliance with Lassen County Code 9.16.210 (Signage Intent).
12. The applicant shall obtain all necessary permits and approvals from Cal-Fire for camp fires and outdoor cooking areas.
13. 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.



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

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION DISAPPROVING  
USE PERMIT APPLICATION #2022-003, JOHNSON/TAYLOR; APN 089-020-018

WHEREAS, the Planning Commission of Lassen County, after due notice, and a public hearing conducted April 4, 2022, has considered Use Permit Application #2022-003, Johnson/Taylor, proposing to operate a campground with four recreational vehicle sites located at 493-690 Eagle Lake Road; and

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

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Planning Commission finds that:
  - a. The proposed parcel map application is not consistent with the *Lassen County General Plan, 2000*, and the *Eagle Lake Area Plan, 1982* and that the proposed parcels are not consistent with permissible uses under the R-S zoning district, and the provisions of Lassen County Code Section 18.112, which establishes the regulations regarding the issuance of use permits.
  - b. That the project, as conditioned, will, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or to the general welfare..
3. The Planning Commission hereby disapproves Use Permit #2022-003, Johnson/Taylor.

RESOLUTION NO. \_\_\_\_\_  
Page 2 of 5

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the 4th day of April, 2023, by the following vote:

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

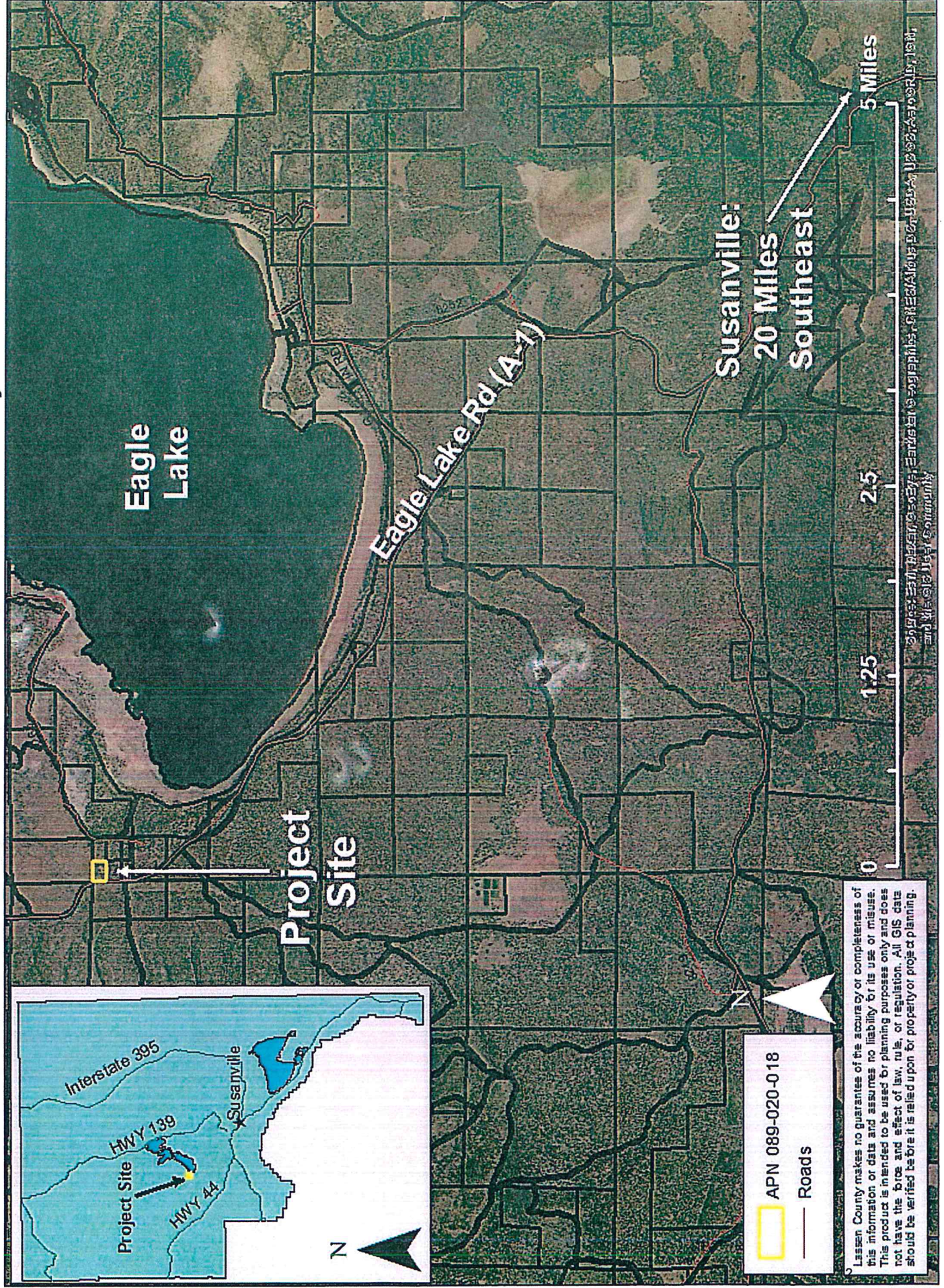
\_\_\_\_\_  
Chairman  
Lassen County Planning Commission

ATTEST:

\_\_\_\_\_  
Maurice L. Anderson, Secretary  
Lassen County Planning Commission

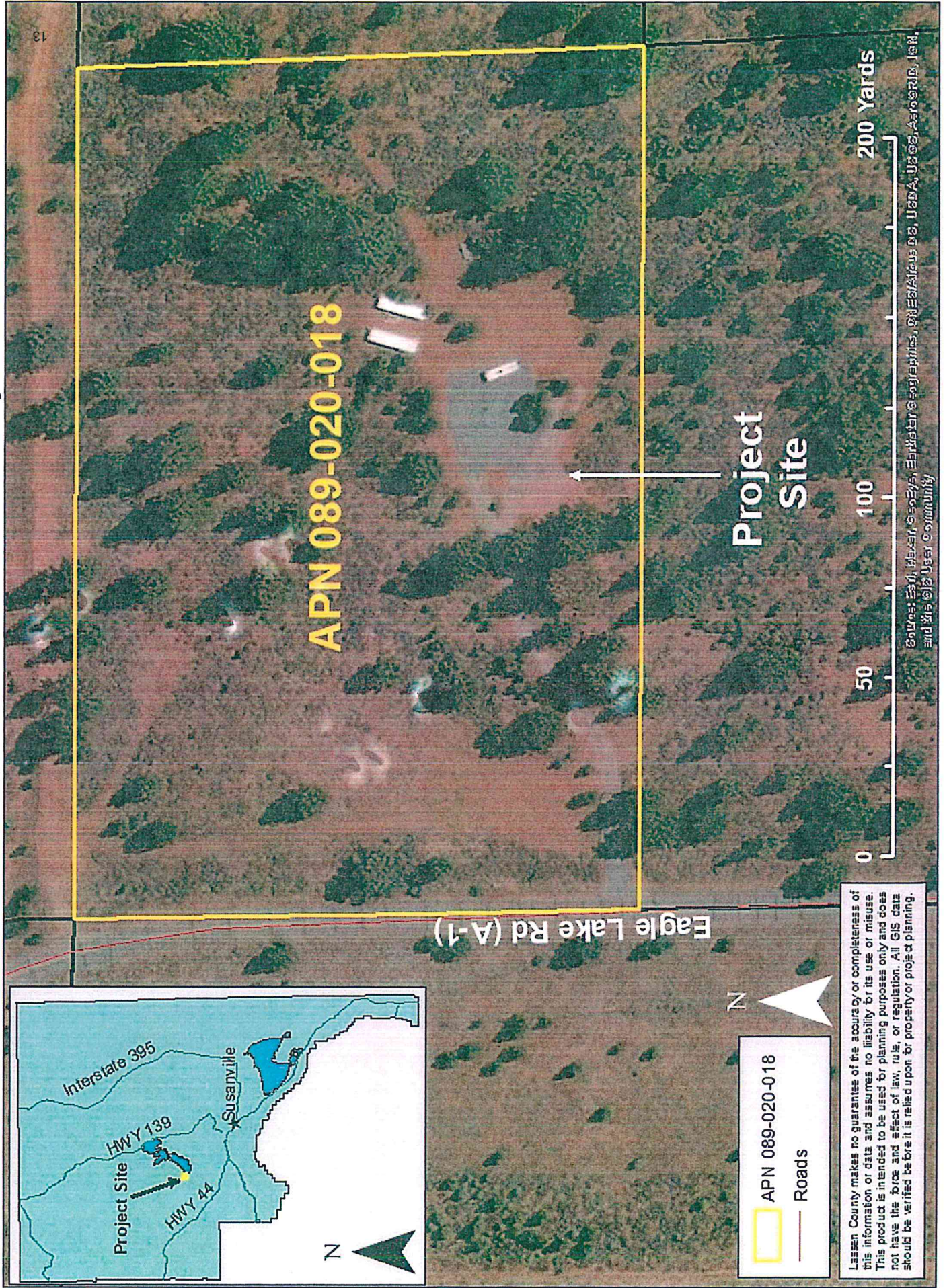


# Use Permit 2022-003, Johnson/Taylor





# Use Permit 2022-003, Johnson/Taylor



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






## County of Lassen

### Department of Planning and Building Services

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

March 7, 2023

TO: Maurice Anderson, Director 

FROM: Matt May, Manager of Planning

RE: Use Permit #2022-003, Johnson/Taylor

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

Zoning & Building  
Inspection Requests  
Phone: 530 257-5263

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

#### Project Description

**USE PERMIT #2022-003, Johnson/Taylor.** The applicant is proposing a campground with four recreational vehicle sites on a 7.5-acre legal parcel. The subject parcel is zoned R-S (Resort District) and is designated "Potential Commercial" by the *Eagle Lake Area Plan, 1982*. The proposed project is exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the CEQA Guidelines. The subject parcel is located approximately 20 miles northwest of Susanville, CA, via Highway 36 and Eagle Lake Road. The address provided is 493-690 Eagle Lake Road. (APN: 089-020-018)

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

1. The subject parcel is zoned R-S (Resort District) and has a "Potential Commercial" land use designation per the *Eagle Lake Area Plan, 1982*.
2. According to Lassen County Code Section 18.54.040, recreational vehicle parks and campgrounds are allowed in the Resort zoning district with an approved use permit.
3. The applicant is proposing to construct and operate a campground with four recreational vehicle sites.
4. Existing improvements on the subject parcel include a graveled drive and parking area (approximately 0.5 acres total).
5. According to the Lahontan Water Control Plan the maximum development density for new development that discharges wastes to subsurface disposal systems shall be one single family dwelling equivalent per 20 acres. For non-residential development, and/or where pre-discharge nutrient removal is provided, single family dwelling equivalence

shall be based on mean total nitrogen discharge or mean total phosphorus discharge to the subsurface disposal system(s), whichever is more restrictive.

6. Access is via County Road A1, which is in the County maintained system.
7. Improvements on the subject parcel being proposed by the applicant include a well and electric service. No septic is being proposed as the applicant states sewage will be contained within the RVs and disposed of offsite, along with graywater and solid waste.
8. The project site is in the SRA and Cal-fire is responsible for fire protection. In addition, the site is in a "Very High", Fire Hazard Severity Zone.
9. As Lassen County fire warden, Cal-Fire is also responsible for implementation and enforcement of Lassen County Code 9.16 (Fire Hazards).
10. The subject parcel is not located within the 100-year flood zone, as described by the Federal Emergency Management Agency (FEMA).
11. California Department of Housing and Community Development is responsible for permitting of certain Recreational Vehicle Parks under Health and Safety Code, Division 13, housing, Part 2.3 Special Occupancy Parks Act.
12. The following goals, policies, and implementation measures best inform the project's consistency with the *Eagle Lake Area Plan, 1982*:

**Eagle Lake Area Plan, 1982**

**III. GOALS AND OBJECTIVES**

**LAND USE / GROWTH / DEVELOPMENT**

- *That physical development and its visual character be in consonance with the natural features and constraints of the environment and the community in which it is located.*
- *That physical development be balanced with the services and facilities available to support it.*
- *That the rate of growth and development be commensurate with and not exceed the ability of the service system and environment to assimilate it.*

**SOCIAL / CULTURAL**

- *Provide equity and balance in opportunity and access to public resources, recreational facilities, and housing for permanent and seasonal residents and seasonal tourists and recreationists of all socio-economic groups at a level and intensity commensurate with the maintenance of environmental quality.*



## **V. POLICY / IMPLEMENTATION**

### **V-4 WATER QUALITY**

#### **Policy:**

*It is critically essential to maintain and protect water quality of Eagle Lake, including all ground and surface waters in its watershed, in order to preserve its unique values and integrity. Appropriate provisions for complete water quality control are to be implemented for existing and future development projects and other uses pursuant to the findings and direction of the California Regional Water Quality Control Board, Lahontan Region.*

#### **Implementation:**

*In recognition of the importance of protecting the water quality of Eagle Lake, the California Regional Water Quality Control Board, Lahontan Region, pursuant to their responsibility under the law, must embark on a comprehensive ongoing program of investigation and monitoring of the status and trends of all waste, ground and surface waters that may affect the lake; and, establish, based on findings of evidence, the appropriate standards, regulations and measures for development in the discharge, treatment and disposal of wastewaters, control of erosion and sedimentation and other such related factors that may affect the water quality of Eagle Lake.*

### **V-12 RECREATION**

#### **Policy:**

*Recreational activities and uses are to continue to be of an outdoor and lake oriented character at a level and intensity in keeping with a quality recreational experience compatible with the maintenance of the unique values and environment of Eagle Lake.*

*Recreational facility development (i.e., campgrounds, picnic areas, recreational vehicle parks, marinas) should continue to be public in nature and held to those now in existence. Future demand for additional facilities, only if warranted, should be accommodated by the expansion of existing facilities prior to the development of new recreational sites as designated in the Plan. Private recreation is not to be precluded, provided that it is open to the general public. Any such expansion of existing facilities or new site development of recreational facilities will require an*

*appropriate level of environmental impact analysis to ensure environmental protection and consistency with the policies of this Plan...*

13. The Planning Commission will determine whether the proposed project is consistent with the *Eagle Lake Area Plan, 1982*, 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.
14. This project is exempt from CEQA pursuant to Section 15061(b)(3).

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

1. 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.
2. 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)**

3. The applicant shall obtain all necessary approvals and permits from the California Department of Housing and Community Development.
4. The applicant shall secure all applicable approvals from Lassen County Environmental Health, and Fire Warden.
5. The applicant shall obtain an encroachment permit from the Department of Public Works.
6. 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 and shall construct all required improvements (e.g. well, electrical) prior to operation of the campground.

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

7. The applicant shall implement best management practices during operation 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 operation.
8. 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.
9. All recreational vehicles (RVs) visiting 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.
10. The campground must be "open to the general public" in accordance with *Eagle Lake Area Plan*, 1982.
11. All Sewage dumping and removal of refuse shall be done off site.
12. Driveways must comply with Lassen County Code 9.16.120 (Width).
13. Address sign must be posted in compliance with Lassen County Code 9.16.210 (Signage Intent).
14. The applicant shall obtain all necessary permits and approvals from Cal-Fire for camp fires and outdoor cooking areas.
15. 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.

MLA:Cjm

S:\PLA\Planning\2022\UP #2022-003, Johnson-Taylor





RECEIVED  
DEC 29 2022

# 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. **UP2022-003**

Property Owner/s	Property Owner/s
Name: <u>William &amp; Patricia Johnson</u>	Name: <u>Steven &amp; Elizabeth Taylor</u>
Mailing Address: <u>16681 Wakefield Ct.</u>	Mailing Address: <u>2950 Monticello Rd.</u>
City, ST, Zip: <u>Tracy, CA 95304</u>	City, ST, Zip: <u>Napa, CA 94558</u>
Telephone: <u>(209) 815-0618</u> Fax:	Telephone: <u>(707) 227-2699</u> Fax:
Email: <u>Trophyhunter762@yahoo.com</u>	Email: <u>Steve@vintnersaccounting.com</u>

Applicant/Authorized Representative*	Agent (Land Surveyor/Engineer/Consultant)
Same as above: <input type="checkbox"/>	Correspondence also sent to: <input type="checkbox"/>
Name: <u>William Johnson</u>	Name:
Mailing Address: <u>16681 Wakefield Ct.</u>	Mailing Address:
City, ST, Zip: <u>Tracy, CA</u>	City, ST, Zip:
Telephone: <u>209-815-0618</u> Fax:	Telephone: Fax:
Email: <u>Trophyhunter762@yahoo.com</u>	Email: License #:

Project Address or Specific Location: <u>493690 Eagle Lake Rd.</u>			
Deed Reference: Book:	Page:	Year:	Doc#:
Zoning: <u>Resort R-5</u>	General Plan Designation:		
Parcel Size (acreage): <u>7.5</u>	Section:	Township:	Range:

Assessor's Parcel Number(s): <u>089 - 02018-11</u>	-	-	-
-	-	-	-

Project Description: <u>Camp Ground: 4 Camping Sites</u>

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>[Signature]</u>	Date: <u>10-16-2022</u>	<u>[Signature]</u>	Date:
<u>[Signature]</u>	Date: <u>10-17-2022</u>		Date:

See associated process form for required attachments and instructions.



## USE PERMIT PROJECT DETAIL SUPPLEMENT

DEPARTMENT OF PLANNING AND BUILDING SERVICES

707 Nevada Street, Suite 5 • Susanville, CA 96130-3912

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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): 2023 Completion date depends on contractor availability to install well and electrical services.
2. Existing use of property: Family / Friend camping area with same use proposed.
3. Describe adjoining land uses (e.g., residential, commercial, agricultural, etc.). Please be as specific as possible.  
North: Private property un-developed  
South: "  
East: "  
West: "
4. Hours of proposed operation: N/A to N/A Days of operation: N/A
5. Number of shifts: N/A Number of employees: None
6. Number of deliveries or pick-ups: none per day none per week
7. Number of visitors/customers: 0-15 per day 0-15 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: Gravel base on camping area.
10. Maximum height (in feet) of existing structures: N/A
11. Maximum height (in feet) of proposed structures: N/A



12. Describe any existing structures to be removed: None

13. Describe proposed structures and improvements (e.g., buildings, parking, roads, and sewer services, etc.). Please include dimensions and floor area:

Well with related equipment  
Post with electrical connections

14. Describe the topography and physical environment at and surrounding the project site:

Forest (level with mixed trees and plants)

15. Describe proposed exterior lighting, including location (attach lighting diagram if applicable):

Security light

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 \_\_\_\_\_ acres

Quantity of cut: \_\_\_\_\_ cubic yards    Quantity of fill: \_\_\_\_\_ 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: 15%

18. Number of existing parking spaces: N/A employee N/A customer

Number of proposed parking spaces: N/A employee N/A customer

Describe surfacing of parking area: Gravel

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: LMUD    Underground ☒ Overhead ☐

Telephone: N/A    Underground ☐ Overhead ☐

Water Supply: Existing Well ☐    New Well(s) ☒    Community Water ☐

Other ☐ \_\_\_\_\_

Sewage Disposal: Individual Septic System ☐ Community Sewer ☐ Shared Septic System ☐ N/A

If individual septic systems are proposed, has soil testing been performed to determine soil suitability? ☐ Yes    ☐ No    If yes, please attach



Solid Waste Disposal: N/A Self contained RV

LP/Natural Gas: None

If an extension of utility lines is necessary, indicate which services and the distance of the extension: None electrical is currently to property

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

High School: N/A

Elementary School: N/A

Fire Protection: ?

Community Services District: N/A

Water: ?

Sewer: N/A

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

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: Electric and

Well permits

\_\_\_\_\_  
\_\_\_\_\_