

AGENDA
LASSEN COUNTY PLANNING COMMISSION
VETERANS MEMORIAL HALL
1205 Main St.
SUSANVILLE, CA 96130
June 2, 2020

1:10 p.m. Convene in Regular Session
Flag Salute
Roll Call
General Update of Planning Activities
Matters Initiated by Commissioners
Correspondence
Presentation by Staff
Approval of Minutes
Matters Initiated by the General Public
Next Resolution in line for adoption: 6-01-20

1:20 p.m. **PUBLIC HEARING: USE PERMIT #2019-011, NEGATIVE DECLARATION #2019-007, Woodcrest Real Estate Ventures (applicant); Frank Aragon and Brennan Moss (owners).** Proposal to construct a 9,100-square-foot retail store off of Old Highway Road near Doyle. The Technical Advisory Committee conditionally approved Merger #2019-008 on January 2, 2020, in order to merge the subject parcels. If this use permit is ultimately approved, the applicant will cause a Certificate of Merger to be recorded in the Official Records of Lassen County in order to finalize the merger. The subject parcels are zoned A-1 (General Agricultural District) and have "Extensive Agriculture" and "Scenic Corridor" land use designations in the *Lassen County General Plan, 2000*. The project site is located approximately one mile north of the Town of Doyle at 436-400 and 436-410 Old Highway Road (also known as Carol Drive). APNs: 141-060-13 and 141-060-12. Staff Contact: Stefano Richichi, Senior Planner

1:25 p.m. **PUBLIC HEARING: RECOMMENDATION TO THE BOARD OF SUPERVISORS: REZONE #2019-002, Emily Jane Rosenberg Trustee (applicant); Lillian Jane Deas Trust et al. (owner).** This project was previously postponed at the February 4, 2020, Planning Commission meeting. Proposal to rezone approximately 560 acres (of two Assessor Parcel Numbers that together total of approximately 640 acres) from U-C-2 (Upland Conservation/Resource Management District) to T-P-Z (Timber Production Zone District). According to Government Code Section 51115, parcels zoned as "timberland production" shall be zoned so as to restrict their use to the growing and harvesting of timber and other compatible uses. According to the Forest Management Plan submitted with this rezone application, the property is vegetated with a mix of lodgepole pine, Jeffrey pine, white fir, perennial grass meadow, and aspen habitat types. The Environmental Review Officer recommends that this project be found exempt from the California Environmental Quality Act pursuant to Section 15264 of the 2020 Guidelines. The project site is located at Upper Stevens Meadow in the Lassen National Forest, approximately two miles northeast of Silver Lake near the Caribou Wilderness Area (approximately 20 miles north of Westwood). APNs: 085-080-06 and 085-120-03. Staff Contact: Stefano Richichi, Senior Planner

ADJOURN

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

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PROPERTY OWNER:	Frank Aragon and Brennan Moss
APPLICANT:	Woodcrest Real Estate Ventures
TYPE OF APPLICATION:	Use Permit and Initial Study

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LASSEN COUNTY PLANNING COMMISSION
STAFF REPORT
June 2, 2020

FILE NUMBER: Use Permit #2019-011
APPLICANT: Woodcrest Real Estate Ventures
TYPE OF APPLICATION: Use Permit
GENERAL LOCATION: The project site is located approximately one mile north of the Town of Doyle at 436-400 and 436-410 Old Highway Road (also known as Carol Drive).
ASSESSOR'S PARCEL NUMBERS: APNs: 141-060-13 and 141-060-12
PROJECT SITE ZONING: A-1 (General Agricultural District)
GENERAL PLAN: "Extensive Agriculture" and "Scenic Corridor" land use designations in the *Lassen County General Plan, 2000*.
ENVIRONMENTAL DOCUMENT: Negative Declaration (SCH #2020010121)
ASSIGNED STAFF: Stefano Richichi, Senior Planner

AUTHORITY FOR APPLICATION:

Use Permit Provision, Lassen County Code Chapter 18.112
Uses Allowed by Use Permit in A-1 District, Lassen County Code Section 18.16.050(6)
Uses Allowed by Use Permit in C-T District, Lassen County Code Section 18.34.030(1)

REGULATING AGENCIES:

<u>Agency</u>	<u>Identified Permits/Approvals</u>
Planning Commission	Use Permit
Planning and Building Services	Building Permits, Parking
Public Works	Encroachment Permit
Environmental Health	Septic & Well Approval
Lahontan RWQCB/Environmental Health	NPDES Approval

PROJECT DESCRIPTION: The applicant is proposing to construct a 9,100-square-foot retail store off of Old Highway Road near Doyle. The project site includes two legal parcels. However, Technical Advisory Committee conditionally approved Merger #2019-008 on January 2, 2020, in order to merge the subject parcels. If this use permit is ultimately approved, the applicant will cause a Certificate of Merger to be recorded in the Official Records of Lassen County in order to finalize the merger.

Proposed hours of operation are from 8:00 a.m. to 10:00 p.m., seven days a week. The applicant estimates that approximately 75-100 customers will visit the store each day (525-700 visits each week), and approximately three employees per shift working two shifts will work at the store each day.

PROJECT SITE CHARACTERISTICS: The subject parcels are located approximately one mile north of the Town of Doyle at 436-400 and 436-410 Old Highway Road (also known as Carol Drive).

The subject parcels are zoned A-1 (General Agricultural District) and have “Extensive Agriculture” and “Scenic Corridor” land use designations in the *Lassen County General Plan, 2000*. The subject parcels are not within the 100-year flood zone as described by the Federal Emergency Management Agency.

The subject parcels contain three existing buildings (including a building formerly used as a restaurant, a pump house, and accessory building) as well as a propane tank, well, and at least two power poles. Said buildings will all be demolished as part of the redevelopment of the subject parcels.

ACCESS/REQUIREMENTS: Access to the project site is from Doyle Old Highway (County Road 342). The Department of Public Works has recommended that the applicant obtain an encroachment permit for access off of Doyle Old Highway; this has been incorporated as a condition of approval in the attached resolution for approval.

ZONING: The subject parcels are zoned A-1 (General Agricultural District). According to Lassen County Code Section 18.16.050(6), the A-1 district allows for “[u]ses allowed by right or by use permit in the...C-T [zoning district]...” by use permit. According to Lassen County Code Section 18.34.030(1), the C-T district allows for “Retail stores and shops of a light commercial character and conducted within a building...” by use permit. Therefore, retail stores, such as the current application for a retail store, are allowed by use permit in the A-1 district.

SURROUNDING PROPERTY CHARACTERISTICS: The project site is located approximately one mile north of the Town of Doyle at the intersection of Old Highway Road (also known as Carol Drive) and U.S. Highway 395. The subject parcels comprise Parcels ‘1’ and ‘2’ as shown on the Long Valley Creek Subdivision Unit No. 1 Map, filed by Hollis Lasater, recorded on August 18, 1964, at Book 5, Page 35 of the Official Records of Lassen County, California. Immediately surrounding parcels consist primarily of residential parcels in the same subdivision, as well as the U.S. Post Office and Willow Springs Subdivision No. 1 to the south. See the zoning for surrounding parcels as illustrated in Table 1 below:

	Zoning (see notes at bottom)	Parcel Size (acres)	Land Use Designation (<i>Lassen County General Plan, 2000</i>)
North	A-1*	4.5	“Extensive Agriculture”
East	A-1	1	“Extensive Agriculture”
South	A-1, A-1-H**	2.43	“Extensive Agriculture”
West	A-1	1.37	“Extensive Agriculture”

* The A-1 zoning district is the “General Agricultural District” as defined in Chapter 18.16 of the Lassen County Code

** The A-1-H zoning district is the “General Agricultural District/Highway Combining District” as defined in Chapters 18.16 and 18.92 of the Lassen County Code

GENERAL PLAN: The subject parcels have “Extensive Agriculture” and “Scenic Corridor” land use designations in the *Lassen County General Plan, 2000*. See the related goals, objectives, implementation measures and descriptions from the *Lassen County General Plan, 2000* in Section 1 of the attached initial study, titled “Land Use Planning,” for more information.

The Planning Commission will determine whether the proposed project is consistent with 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:

- Fire protection service is provided by the Doyle Fire Protection District
- Police protection is provided by the Lassen County Sheriff’s Department

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).*

Additional information regarding applicable sections of the Lassen County Code can be found in the May 7, 2020, memorandum to the Technical Advisory Committee in this packet.

ENVIRONMENTAL DOCUMENT and PUBLIC COMMENTS: The Environmental Review Officer (ERO) of Lassen County has prepared an initial study and related negative declaration for the proposed project (which are included in this packet). Said negative declaration and supporting initial study were circulated for public review from April 24, 2020 to May 25, 2020. The ERO prepared a Notice of Intent to Adopt a Negative Declaration on April 24, 2020, that was sent to the State Clearinghouse for distribution to state agencies. According to its CEQAnet database, the State Clearinghouse's public review (for state agencies to comment) began on April 24, 2020, and ended on May 26, 2020, one day after Lassen County's comment period. To this point, the Lassen County Department of Planning and Building Services has not received comment on the above negative declaration.

FINDINGS and/or RECOMMENDATIONS BY TAC: The Technical Advisory Committee (TAC) met on May 7, 2020, and has developed recommended findings and conditions for consideration by the Planning Commission. The recommended findings and conditions can be found in the attached memos to the TAC. In addition, the recommended conditions can be found in Exhibit "A" of a draft resolution of approval that is included in this packet.

RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION APPROVING
USE PERMIT 2019-011, WOODCREST REAL ESTATE VENTURES (ARAGON, MOSS)
AND ADOPTING NEGATIVE DECLARATION #2019-007

WHEREAS, the Planning Commission of Lassen County, after due notice and a public hearing held on June 2, 2020, has considered Use Permit #2019-011, filed by Woodcrest Real Estate Ventures to construct a 9,100-square-foot retail store off of Old Highway Road near Doyle. The project site is located approximately project site is located approximately one mile north of the Town of Doyle at 436-400 and 436-410 Old Highway Road (also known as Carol Drive). APNs: 141-060-13 and 141-060-12; and

WHEREAS, the above use permit application also includes signage in the form of a free-standing sign and a sign that is attached to the front of the proposed building that are individually less than 200 square feet in size (approximately 149.625 square feet for the attached sign; 96.375 square feet for the free-standing sign), and therefore can be considered by the Planning Commission through this Use Permit process; and

WHEREAS, Lassen County Code Section 18.112.100 sets forth mandatory findings that the Lassen County Planning Commission must make when considering a use permit application; and

WHEREAS, the Environmental Review Officer has prepared an Initial Study and a Negative Declaration for adoption by the Planning Commission in accordance with the California Environmental Quality Act; and

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Lassen County Planning Commission finds as follows:
 - a. The proposed project is consistent with the *Lassen County General Plan, 2000*, and the provisions of Lassen County Code Section 18.112, which establish the regulations regarding the issuance of Use Permits.
 - b. That the project, as conditioned, will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or to the general welfare.
 - c. On the basis of the whole record before the Planning Commission, including the initial study and all comments received during the public review process, there is no substantial evidence that the project will have a significant effect on the environment and that the negative declaration reflects the lead agency's

independent judgment and analysis.

3. The Lassen County Planning Commission hereby adopts the Technical Advisory Committee findings dated May 7, 2020, and contained in the Planning Commission staff report.
4. The Lassen County Planning Commission hereby approves Use Permit Application #2019-011, filed by Woodcrest Real Estate Ventures, subject to the conditions of approval set forth as Exhibit "A" attached hereto, and adopts the related Negative Declaration #2019-007.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the 2nd day of June 2020, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

Chairman
Lassen County Planning Commission

ATTEST:

Maurice L. Anderson, Secretary
Lassen County Planning Commission

EXHIBIT "A"
CONDITIONS OF APPROVAL
USE PERMIT #2019-011

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-construction Conditions
(Must be satisfied before issuance of the Building Permit(s))

4. Merger #2019-008 must be recorded in the Office of the Lassen County Recorder before issuance of any building permits related to the project.
5. The applicant shall obtain an encroachment permit from the Lassen County Department of Public Works for access off Doyle Old Highway Road (County Road 342).
6. The applicant must secure a National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit) from the Lahontan Regional Water Quality Control Board prior to beginning construction. The link to the General Permit's web page is
https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html

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

7. The applicant shall consider planting native vegetation for landscaping and may submit a proposed list of vegetation to the California Department of Fish and Wildlife to this purpose.
8. Should any evidence of cultural resources be observed, all work should immediately cease, and a qualified archaeologist must be consulted to assess the significance of the cultural materials.
9. If human remains are discovered, all work must immediately cease, and the local coroner must be contacted. Should the remains prove to be of cultural significance, the Native American Heritage Commission in Sacramento, California, must be contacted.

10. In the event of the accidental discovery or recognition of any human remains, there shall be no further disturbance of the site or any nearby area until the County Coroner is contacted to determine that no investigation of the cause of death is necessary and consulted, per State law. The ensuing consultation process shall follow Section 15064.5(e) of the CEQA Guidelines. Ultimately, the goal of consultation is to establish an agreement between the most likely lineal descendant designated by the Native American Heritage Commission and the project proponent(s) with regard to a plan for treatment and disposition of any human remains and artifacts which might be found in association. Such treatment and disposition may require reburial of any identified human remains/burials within a “preserve” or other designated portion of the development property not subject to ground disturbing activities.
11. All lighting fixtures associated with the project shall be downward facing, fully-shielded, designed and installed to minimize photo-pollution, and located so as to confine direct lighting to the premises.
12. The applicant shall provide 45 parking spaces for automobiles as proposed to the Department of Planning and Building Services.
13. The applicant must install a new septic system to the satisfaction of the Lassen County Environmental Health Department. Related components include a soil profile, a percolation test, and application for a new septic system.
14. The applicant must have an approved water source to the satisfaction of the Environmental Health Department before operation of the commercial use of the property. To this effect, the applicant must test the existing on-site well for bacteria to the satisfaction of the Lassen County Environmental Health Department prior to its use.

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

15. All lighting fixtures associated with the project shall be downward facing, fully-shielded, designed and installed to minimize photo-pollution, and located so as to confine direct lighting to the premises.
16. Signs shall be softly lighted and shall not blink, oscillate, rotate, pulse or be otherwise animated to the satisfaction of the Department of Planning and Building Services.
17. Signage related to the project shall not be allowed to fall into disrepair, and if any sign related to the project is damaged or defaced by any means, it shall be repaired or removed within 10 days of notification from the Department of Planning and Building Services.
18. Hours of operation shall be limited to from 8:00 a.m. to 10:00 p.m.

RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION DISAPPROVING
USE PERMIT 2019-011, WOODCREST REAL ESTATE VENTURES (ARAGON, MOSS)

WHEREAS, the Planning Commission of Lassen County, after due notice and a public hearing held on June 2, 2020, has considered Use Permit #2019-011, filed by Woodcrest Real Estate Ventures to construct a 9,100-square-foot retail store off of Old Highway Road near Doyle. The project site is located approximately one mile north of the Town of Doyle at 436-400 and 436-410 Old Highway Road (also known as Carol Drive). APNs: 141-060-13 and 141-060-12; and

WHEREAS, the above use permit application also includes signage in the form of a free-standing sign and a sign that is attached to the front of the proposed building that are individually less than 200 square feet in size (approximately 149.625 square feet for the attached sign; 96.375 square feet for the free-standing sign), and therefore can be considered by the Planning Commission through this Use Permit process; and

WHEREAS, Lassen County Code Section 18.112.100 sets forth mandatory findings that the Lassen County Planning Commission must make when considering a use permit application; and

WHEREAS, although the Environmental Review Officer has prepared an Initial Study and a Negative Declaration for adoption by the Planning Commission in accordance with the California Environmental Quality Act, projects that are disapproved are not subject to the California Environmental Quality Act, pursuant to Sections 15061(b)(4) and 15270(a) of the Guidelines.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Lassen County Planning Commission finds as follows:
 - a. The proposed project is not consistent with the *Lassen County General Plan, 2000*, and the provisions of Lassen County Code Section 18.112, which establish the regulations regarding the issuance of Use Permits.
 - b. That the project 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, and will be detrimental or injurious to property and improvements in the neighborhood or to the general welfare.

- c. That the California Environmental Quality Act does not apply to projects which a public agency rejects or disapproves, pursuant to Sections 15061(b)(4) and 15270(a) of the Guidelines.
3. The Lassen County Planning Commission hereby disapproves Use Permit Application #2019-011, filed by Woodcrest Real Estate Ventures.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the 2nd day of June 2020, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

Chairman
Lassen County Planning Commission

ATTEST:

Maurice L. Anderson, Secretary
Lassen County Planning Commission

TECHNICAL ADVISORY COMMITTEE
RECOMMENDED FINDINGS AND CONDITIONS

May 7, 2020

Use Permit File #2019-011, Woodcrest Real Estate Ventures (Aragon, Moss)

Use Permits:

- ☒ County Planning Director
- ☒ County Public Works Director (not present, provided findings and conditions)
- ☒ County Surveyor (present, provided findings but no conditions)
- ☒ County Sanitarian (present, provided findings and conditions)
- ☐ County Fire Warden (not present, no findings or conditions)
- ☐ County Assessor (present, no findings or conditions)



County of Lassen
Department of Planning and Building Services

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

May 7, 2020

Maurice L. Anderson, Director
707 Nevada Street, Suite 5
Susanville, CA 96130-3912
Phone: 530 251-8269
Fax: 530 251-8373
email: landuse@co.lassen.ca.us
website: www.co.lassen.ca.us

TO: Technical Advisory Committee
Agenda Date: May 7, 2020

Zoning & Building
Inspection Requests
Phone: 530 257-5263

FROM: Maurice L. Anderson, Director

RE: **USE PERMIT #2019-011, Woodcrest Real Estate Ventures (applicant); Frank Aragon and Brennan Moss (owners).** Proposal to construct a 9,100-square-foot retail store off of Old Highway Road near Doyle. The Technical Advisory Committee conditionally approved Merger #2019-008 on January 2, 2020, in order to merge the subject parcels. If this use permit is ultimately approved, the applicant will cause a Certificate of Merger to be recorded in the Official Records of Lassen County in order to finalize the merger. The subject parcels are zoned A-1 (General Agricultural District) and have "Extensive Agriculture" and "Scenic Corridor" land use designations in the *Lassen County General Plan, 2000*. The project site is located approximately one mile north of the Town of Doyle at 436-400 and 436-410 Old Highway Road (also known as Carol Drive). APNs: 141-060-13 and 141-060-12. Staff Contact: Stefano Richichi, Senior Planner

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

1. The subject parcels are zoned A-1 (General Agricultural District).
2. The subject parcels have "Extensive Agriculture" and "Scenic Corridor" land use designations in the *Lassen County General Plan, 2000*.
3. The subject parcels are not within the 100-year flood zone as described by the Federal Emergency Management Agency (FEMA).
4. The applicant is proposing to construct a 9,100-square-foot retail store off of Old Highway Road near Doyle.
5. The Technical Advisory Committee conditionally approved Merger #2019-008 on January 2, 2020, in order to merge the subject parcels. If this use permit is ultimately approved, the applicant will cause a Certificate of Merger to be recorded in the Official Records of Lassen County in order to finalize the merger.
6. According to Lassen County Code Section 18.16.050(6), the A-1 district allows for "[u]ses allowed by right or by use permit in the...C-T [zoning district]..." by use permit. According to Lassen County Code Section 18.34.030(1), the C-T district allows for "Retail stores and shops of a light commercial character and conducted within a building..." by use permit. Therefore,

retail stores, such as the current application for a retail store, are allowed by use permit in the A-1 district.

7. Furthermore, the Director of the Department of Planning and Building Services has determined that because the proposed use is allowed at the subject parcel only because it is allowed in the C-T district, that the development standards and special provisions of the C-T district supersede those of the A-1 district for the purposes of this use permit application.
8. Lassen County Code Section 18.34.060(4) states that “[d]esign review shall be required for all structures.”
9. In addition, Lassen County Code Section 18.34.050(5) sets a 25-foot height limit, unless approved by design review, in which case a building height of up to 45 feet is allowed. The proposed store is 26.5 feet tall.
10. The Planning Commission’s review of this use permit application shall serve the purposes of design review as stated above.
11. The proposed retail store is consistent with all other requirements of Lassen County Code Sections 18.34.050 and 18.34.060.
12. Proposed hours of operation are from 8:00 a.m. to 10:00 p.m., seven days a week.
13. The applicant estimates that approximately 75-100 customers will visit the store each day (525-700 visits each week), and approximately three employees per shift working two shifts will work at store each day.
14. The subject parcels contain three existing buildings (including a building formerly used as a restaurant, a pump house, and accessory building) as well as a propane tank, well, and at least two power poles.
15. The subject parcels are located approximately one mile north of the Town of Doyle at 436-400 and 436-410 Old Highway Road (also known as Carol Drive).
16. The proposed store is subject to the 30-foot fire safety setback found at Lassen County Code Section 9.16.103(d)(1)(a) and at the State Responsibility Area (SRA) Fire Safe Regulations Section 1276.01.
17. Given its proximity to U.S. Highway 395, the project site is in a “Scenic Highway Corridor” according to Figure 1-4 of the *Lassen County Energy Element, 1993*. Specifically, the project site is a Class IV scenic resource per that document. See Section 15 of the related initial study for this project, titled “Aesthetics,” for more information.

18. Lassen County Code Section 18.106.020(11) states that the sign provisions in for the C-T zoning district shall be the same as the sign provisions in the C-2 district. Lassen County Code Section 18.106.020(11) sets forth the following provisions for signs in a C-2 (and therefore, in the C-T) zoning district:

(A) Appurtenant Signs.

- (i)* Allowed by Right. Signs attached to a building, limited to not more than three signs per parcel of not more than seventy square feet of aggregate area per street frontage;
 - (ii)* Subject to a Certificate of Conditional Use (C.C.U.). Any appurtenant sign not attached to a building, limited to one sign per street frontage for each parcel not exceeding thirty-five square feet per sign;
 - (iii)* Subject to a Use Permit (U.P.). Any appurtenant sign exceeding the size limitations above, but not exceeding two hundred square feet for any individual sign;
19. The applicant proposes a free-standing sign and a sign that is attached to the front of the proposed building that are individually less than 200 square feet in size (approximately 149.625 square feet for the attached sign; 96.375 square feet for the free-standing sign), and therefore can be considered by the Planning Commission through this Use Permit process.
20. The proposed free-standing sign is 22 feet tall, consistent with Lassen County Code Section 18.34.050(5).
21. In addition, Lassen County Code Section 18.106.040(5) states, "Signs shall be softly lighted and shall not blink, oscillate, rotate, pulse or be otherwise animated."
22. Furthermore, in his email to staff dated January 27, 2020, California Department of Transportation (Caltrans) Local Development Review and Transportation Planner Marcelino Gonzalez in part offers the following recommendations and comments:
- *Onsite lighting shall be directed downward to prevent offsite glare.*
 - *Fencing or other property delineator measures shall be considered to prevent encroachment of the proposed use onto the state highway right of way.*
 - *Appurtenant signs should not distract the traveling public.*
23. The applicant states that two free-standing parking lot lights are proposed, in addition to light fixtures attached to the building. The applicant states that all lighting will be designed to confine direct lighting to the premises. In addition, all proposed lighting must comply with Lassen County Code Section 18.108.155, which states:

Unless otherwise provided in this title, the following lighting requirements shall apply: all lighting, exterior and interior, shall be designed and located so as to confine direct lighting to the premises. A light source shall not shine upon or illuminate directly on any surface other than the area required to be lighted. No lighting shall be of the type or in a location so as to constitute a hazard to vehicular traffic, either on private property or on abutting streets.

24. In its January 29, 2020, letter the California Department of Fish and Wildlife (CDFW) states:

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 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.

Furthermore, Lassen County Code Section 18.108.155 requires that all lighting be “designed and located so as to confine direct lighting to the premises.” Also see Finding 17 above.

25. CDFW further states:

The Department recommends the “native” seed mix consist of native seeds from the local area. The Department requests to see a list of species to be used in the wildflower mix. The use of ornamental plants in landscaping does impact the local ecosystems. Research continues to show that native plants support more species of insects than commonly planted landscape plants. This becomes an issue when one realizes the number of insects it takes to feed a brood of birds, for example. The Department recommends more natives and fewer ornamental plants be used for this Project.

26. Although the above is not a mitigation (because it does not mitigate against an otherwise significant effect on the environment), the Department will construct a recommended condition that allows for the applicant to decide whether or not to comply with the above.
27. As noted above, Caltrans also recommends fencing or other property delineators to prevent encroachment onto the highway right-of-way. However, a barbed-wire fence already exists at the edge of the property along the highway right-of-way; and although it does not extend the full length of the property, the proposed paved parking lot and landscaping will help to ensure that encroachment does not occur.
28. Lassen County Code Section 18.104.010(3)(K) sets forth parking regulations for retail stores as follows:

(K) Retail stores... [shall be required to have] one [parking] space for each two hundred square feet of gross floor area.

29. The applicant proposes 45 total asphalt parking spaces. This complies with the above (i.e., the 9,100-square-foot store is required to have 45 spaces per the above section of the Lassen County Code.
30. According to Lassen County Code Sections 18.104.020(d) and (e), the “minimum parking space size shall be nine feet by eighteen feet” and the “minimum size for handicapped parking spaces shall be twelve by eighteen feet.”
31. Caltrans also recommended that the applicant prepare a drainage report “to demonstrate that no drainage would be directed to state facilities.” Drainage is discussed in Section 4 of the initial study for this project, titled “Hydrology and Water Quality.” However, in short, a drainage report is not necessary because the applicant will have a stormwater retention area at the project site, and all development is in excess of 30 feet from all property lines.
32. 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).
33. Ultimately, however, the Planning Commission will determine whether the proposed project is consistent with the *Lassen County General Plan, 2000* (also see the attached policies), unless the proposed project is appealed to the Board of Supervisors, in which case, said body would determine the above.
34. The Environmental Review Officer is currently circulating a negative declaration and supporting initial study for this project (IS #2019-007), as required by California Environmental Quality Act (CEQA) Guidelines Sections 15073(a), 15105(b), and 15205(a) and (b)(2). The public review period is from April 24, 2020 to May 25, 2020 (by the end of business [4 p.m. Pacific Standard Time]).
35. Pursuant to Section 6(a)(1) of Board Resolution Number 01-043, “[t]he Environmental Review Officer shall review the Initial Study and determine whether... the Initial Study shows there is no substantial evidence that the project may have a significant effect on the environment and a Negative Declaration should be prepared.”
36. The above section reiterates Section 15070(a) of the CEQA Guidelines, which state: “A public agency shall prepare or have prepared a proposed negative declaration... for a project subject to CEQA when... [t]he initial study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment...”

37. Comments from agencies not discussed in this memorandum to the Technical Advisory Committee have been addressed in the initial study related to this project, under the purview of the Environmental Review Officer.
38. Sections 15064.5(e) and (f) of the 2020 CEQA Guidelines require in part that steps be taken in the event of the accidental discovery of any human remains located outside of a designated cemetery, and that provisions be taken to have any accidentally discovered historical or unique archaeological resources evaluated by a qualified archaeologist, respectively.

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

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

Pre-construction Conditions
(Must be satisfied before issuance of the Building Permit(s))

4. Merger #2019-008 must be recorded in the Office of the Lassen County Recorder before issuance of any building permits related to the project.
5. The applicant must secure a National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit) from the Lahontan Regional Water Quality Control Board prior to beginning construction. The link to the General Permit's web page is https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html.

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

6. The applicant shall consider planting native vegetation for landscaping and may submit a proposed list of vegetation to the California Department of Fish and Wildlife to this purpose.
7. Should any evidence of cultural resources be observed, all work should immediately cease, and a qualified archaeologist must be consulted to assess the significance of the cultural materials.

8. If human remains are discovered, all work must immediately cease, and the local coroner must be contacted. Should the remains prove to be of cultural significance, the Native American Heritage Commission in Sacramento, California, must be contacted.
9. In the event of the accidental discovery or recognition of any human remains, there shall be no further disturbance of the site or any nearby area until the County Coroner is contacted to determine that no investigation of the cause of death is necessary and consulted, per State law. The ensuing consultation process shall follow Section 15064.5(e) of the CEQA Guidelines. Ultimately, the goal of consultation is to establish an agreement between the most likely lineal descendant designated by the Native American Heritage Commission and the project proponent(s) with regard to a plan for treatment and disposition of any human remains and artifacts which might be found in association. Such treatment and disposition may require reburial of any identified human remains/burials within a "preserve" or other designated portion of the development property not subject to ground disturbing activities.
10. All lighting fixtures associated with the project shall be downward facing, fully-shielded, designed and installed to minimize photo-pollution, and located so as to confine direct lighting to the premises.
11. The applicant shall provide 45 parking spaces for automobiles as proposed to the Department of Planning and Building Services.

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

12. All lighting fixtures associated with the project shall be downward facing, fully-shielded, designed and installed to minimize photo-pollution, and located so as to confine direct lighting to the premises.
13. Signs shall be softly lighted and shall not blink, oscillate, rotate, pulse or be otherwise animated to the satisfaction of the Department of Planning and Building Services.
14. Signage related to the project shall not be allowed to fall into disrepair, and if any sign related to the project is damaged or defaced by any means, it shall be repaired or removed within 10 days of notification from the Department of Planning and Building Services.
15. Hours of operation shall be limited to from 8:00 a.m. to 10:00 p.m.



LASSEN COUNTY

Health and Social Services Department

- ☐ **HSS Administration**
1445 Paul Bunyan Road
Susanville, CA 96130
(530) 251-8128
- ☐ **Grant and Loans Division**
1445 Paul Bunyan Road
Susanville, CA 96130
(530) 251-2683
- ☐ **Behavioral Health**
555 Hospital Lane
Susanville, CA 96130
(530) 251-8108/8112
- Chestnut Annex**
1400-A & B Chestnut Street
Susanville, CA 96130
(530) 251-8112
- ☐ **Patients' Rights Advocate**
720 Richmond Road
Susanville, CA 96130
(530) 251-8322
- ☐ **Public Health**
1445 Paul Bunyan Road
Susanville, CA 96130
(530) 251-8183
- ☒ **Environmental Health**
1445 Paul Bunyan Road
Susanville, CA 96130
(530) 251-8183
- ☐ **Community Social Services**
PO Box 1359
Susanville, CA 96130
- LassenWORKS**
Business & Career Network
1616 Chestnut Street
Susanville, CA 96130
(530) 251-8152
- Child & Family Services**
1445 Paul Bunyan Road
Susanville, CA 96130
(530) 251-8277
- Adult Services**
Public Guardian
720 Richmond Road
Susanville, CA 96130
(530) 251-8158
- ☐ **HSS Fiscal**
PO Box 1180
Susanville, CA 96130
(530) 251-2614

Memorandum

To: Technical Advisory Committee
Agenda Date: May 7, 2020

From: Ellen Cognina, Director *EC*

RE: Use Permit # 2019-011 Argon and Moss

We have septic system records that dates back to 1989. A new septic system is required because it will not meet current code. Lassen County Environmental Health must first conduct a site evaluation to determine the siting of the system. Then a soil profile, perc test results and septic system plans must be submitted to Lassen County Environmental Health Department along with an application to install the system. A water source must also be approved before use. Existing well on the property needs bacterial testing prior to use.

Contact this department for further information.

DEPARTMENT of PUBLIC WORKS

County of Lassen



LARRY MILLAR, Director
Public Works/Road/Transportation
County Engineer

707 Nevada Street, Suite 4
Susanville, CA 96130

☎ 530) 251-8288
FAX: (530) 251-2675

RECEIVED

MAY 07 2020

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES

TAC
2020/126

May 6, 2020

TO: County Planning and Building Services

FROM: Larry Millar
Department of Public Works, Road Department

SUBJECT: Use Permit 2019-011, Woodcrest Real Estate Ventures (applicant); Frank Aragon and Brennan Moss (owners)

Technical Advisory Meeting, May 7, 2020

FINDINGS: Access to the parcel is from Doyle Old Highway, County Road 342, which is in the County Maintained Road System

CONDITIONS: Obtain an Encroachment Permit from the Lassen County Public Works Department/Road Division for access off Doyle Old Highway, County Road 342.



County of Lassen
Department of Planning and Building Services

• Planning

• Building Permits

• Code Enforcement

RECEIVED

• Surveyor

• Surface Mining

April 20, 2020

MAY 07 2020

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES

Maurice L. Anderson, Director
707 Nevada Street, Suite 5
Susanville, CA 96130-3912
Phone: 530 251-8269
Fax: 530 251-8373
email: landuse@co.lassen.ca.us
website: www.co.lassen.ca.us

TO: Technical Advisory Committee
Agenda Date: May 7, 2020

Zoning & Building
Inspection Requests
Phone: 530 257-5263

FROM: Don Willis, Lassen County Surveyor

RE: Use Permit No. 2019-011 – Frank D. Aragon and Brennan E. Moss (owners)
Woodcrest Real Estate Ventures (applicant)
Projection Engineering (agent)
Assessor's Parcel Numbers: 141-060-12 and 141-060-13.

LASSEN COUNTY SURVEYOR FINDS AS FOLLOWS:

1. The subject property is currently owned by Frank D. Aragon, an unmarried person, and Brennan Edward Moss, a married man as his sole and separate property, as joint tenants, as shown at a Grant Deed recorded on March 17, 2020 as Document Number 2020-01059 of the Official Records of Lassen County. This property is further known as Assessor's Parcel Numbers 141-060-12 and 141-060-13 and is located in a portion of Section 6, Township 25 North, Range 17 East, Mount Diablo Base and Meridian, in Lassen County, California.
2. The legal description shown in the vesting deed described above in Findings Item Number One describes the subject parcels as two separate legal parcels. These are described as Lot 1 and Lot 2 of Long Valley Creek Subdivision Unit No. 1, as the same was filed on August 18, 1964 in Book 5 of Maps, Page 35, of the Official Records of Lassen County. This subdivision was approved by the Lassen County Board of Supervisors on August 10, 1964 and the lots shown thereon were created in compliance with the Subdivision Map Act and local ordinances.
3. The subject parcels are tentatively proposed to be merged together as a result of Merger No. 2019-008, as the same was approved by the Lassen County Technical Advisory Committee on January 2, 2020.
4. Both of the subject parcels currently abut Old Highway 395 (a.k.a. Carol Drive), County Road No. 342, which is in the County maintained road system. Lot 1 of Long Valley Creek Subdivision Unit No. 1 also abuts U.S. Highway 395 however there is a "40' R/W Access Reserve and P.U.E." along the easterly boundary of said Lot 1 and over the northeasterly corner of said Lot 2 as shown on the record subdivision map.

There are no explanatory notes on the record map of Long Valley Creek Subdivision Unit No. 1 which provide any further details about this note. However, Long Valley Creek Subdivision Unit No. 2 (8 Maps 82), an adjoining subdivision, contains the same note for several parcels which directly abut U.S. Highway 395. This map further explains the note with language which states "*We hereby relinquish and dedicate to the public all rights of ingress to or egress from Lots 1 (thru) 16 over and across the line of said lots which abut U.S. Highway 395. It is the intention of this certificate to relinquish such rights of ingress to and egress from U.S. Highway 395 as may be appurtenant to said last above mentioned lots*". Therefore, it would appear that this 40 feet wide strip of land serves to prevent access to and from U.S. Highway 395 from Lot 1 of Long Valley Creek Subdivision Unit No. 1.

**LASSEN COUNTY SURVEYOR RECOMMENDS THE FOLLOWING CONDITIONS
FOR USE PERMIT NO. 2019-011 (FRANK D. ARAGON AND BRENNAN E. MOSS):**

1. None.

Respectfully submitted,



Don Willis, L.S. 7742
Lassen County Surveyor

PROPOSED NEGATIVE DECLARATION #2019-007

LEAD AGENCY: Lassen County

PROJECT NAME: Use Permit #2019-011

APPLICANT: Woodcrest Real Estate Ventures

PROPERTY OWNERS: Frank Aragon and Brennan Moss

PROJECT DESCRIPTION:

Proposal to construct a 9,100-square-foot retail store off of Old Highway Road near Doyle. The Technical Advisory Committee conditionally approved Merger #2019-008 on January 2, 2020, in order to merge the subject parcels. If this use permit is ultimately approved, the applicant will cause a Certificate of Merger to be recorded in the Official Records of Lassen County in order to finalize the merger. The subject parcels are zoned A-1 (General Agricultural District) and have "Extensive Agriculture" and "Scenic Corridor" land use designations in the *Lassen County General Plan, 2000*.

PUBLIC REVIEW PERIOD:

April 24, 2020 through May 25, 2020

PROJECT LOCATION:

The project site is located approximately one mile north of the Town of Doyle at 436-400 and 436-410 Old Highway Road (also known as Carol Drive).

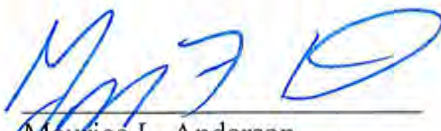
APNs:

141-060-13 and 141-060-12

FINDINGS:

1. On the basis of the attached initial study, the project will not have a significant effect on the environment.

Signature:


Maurice L. Anderson,
Environmental Review Officer

Date:

4-24-20

**INITIAL STUDY #2019-007 FOR USE PERMIT #2019-011,
WOODCREST REAL ESTATE VENTURES**

DETERMINATION:

On the basis of this Initial Study:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project and mitigation measures have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT will be required.



Maurice L. Anderson,
Environmental Review Officer

4-22-20

Date

Project Title:	Use Permit #2019-011, Initial Study #2019-007, Woodcrest Real Estate Ventures
Lead Agency Name and Address:	Lassen County Department of Planning and Building Services 707 Nevada Street, Suite 5 Susanville, CA 96130
Project Location:	The subject parcels are located approximately one mile north of the Town of Doyle at 436-400 and 436-410 Old Highway Road (also known as Carol Drive).
Proponent's Name and Address:	Woodcrest Real Estate Ventures
General Plan:	"Extensive Agriculture" and "Scenic Corridor," <i>Lassen County General Plan, 2000</i>
Zoning:	A-1 (General Agricultural District)
Authority:	Use Permit, Lassen County Code Section 18.112 et seq.

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ATTACHMENTS

Attachment 1, Project Applications and Supporting Information
Attachment 2, Project Layout and Elevations
Attachment 3, Notice of Early Consultation
Attachment 4, Request for Early Consultation Letter from the Governor’s Office of Planning and Research dated January 10, 2020
Attachment 5, Preliminary Soils Investigation Prepared by NST Engineering Inc., dated March 23, 2020
Attachment 6, Lahontan Regional Water Quality Control Board Response to Notice of Early Consultation dated January 15, 2020
Attachment 7, California Department of Transportation Response to Notice of Early Consultation dated January 27, 2020
Attachment 8, California Department of Fish and Wildlife Response to Notice of Early Consultation dated January 29, 2020
Attachment 9, California Department of Toxic Substances Control Response to Notice of Early Consultation dated January 31, 2020



Figure 1. Vicinity Map

Project Description: Proposal to construct a 9,100-square-foot retail store off of Old Highway Road near Doyle. The subject parcels are zoned A-1 (General Agricultural District) and have “Extensive Agriculture” and “Scenic Corridor” land use designations in the *Lassen County General Plan, 2000*. The Technical Advisory Committee conditionally approved Merger #2019-008 on January 2, 2020, in order to merge the subject parcels. If this use permit is ultimately approved, the applicant will cause a Certificate of Merger to be recorded in the Official Records of Lassen County in order to finalize the merger.

Project Location: The subject parcels are located approximately one mile north of the Town of Doyle at 436-400 and 436-410 Old Highway Road (also known as Carol Drive). The subject parcels are located in the Doyle 7.5-minute Quadrangle as identified by the United States Geological Survey.

Environmental Setting: The subject parcels contain three existing buildings (including a building formerly used as a restaurant, a pump house, and accessory building) as well as a propane tank, well, and at least two power poles. Given its proximity to U.S. Highway 395, the project site is in a “Scenic Highway Corridor” according to Figure 1-4 of the *Lassen County Energy Element, 1993*. Specifically, the project site is a Class IV scenic resource per that document. See Section 15, titled “Aesthetics,” for more information.

ACCESS: Access to the project site is from U.S. Highway 395 Old Highway Road (also known as Carol Drive). In its email dated January 13, 2020, the Lassen County Department of Public Works indicated that the proposed project will require an encroachment permit from its Roads Division. See Section 6, titled “Transportation/Traffic,” for more information.

VEGETATION: A site visit conducted February 14, 2020, showed that the parcel contains grasses, some shrubs, a few trees, and puncture vine, although the majority of the site appears to

have been cleared and exhibits heavy human disturbance, as the site was previously used for the “Burger Barn,” a commercial restaurant.

According to the California Department of Fish and Wildlife’s California Natural Diversity Database, special plant species in the Doyle Quadrant include Schoolcraft’s wild buckwheat, classified as 1B.2 (plants rare, threatened, or endangered in California and elsewhere; fairly threatened in California) Macdougall’s lomatium, many-flowered thelypodium, sagebrush loeflingia, Geyer’s milk-vetch, classified as 2B.2 (plants rare, threatened, or endangered in California, but more common elsewhere; fairly threatened in California).

WILDLIFE: No rare, threatened, or endangered species pursuant to the Endangered Species Act are known to populate the subject parcel; however, according to the California Department of Fish and Wildlife’s California Natural Diversity Database, animals in the Doyle Quadrant that are under special federal or state status include the Swainson’s hawk (threatened) and the gray wolf (endangered). See Section 7, titled “Biological Resources,” for more information.

HYDROLOGY: No water features present at the project site. The Federal Emergency Management Agency identifies the subject parcels as in a Zone “X” floodplain zone, defined as an “area of minimal flood hazard” (Zone “X,” Panel #06035C2640D, 9/3/2010).

SOILS: According to the Natural Resources Conservation Service’s (NRCS) Web Soil Survey, soils at the subject parcels completely comprise Galeppi sandy loam, 2 to 5 percent slopes (land capability classification 2e [irrigated] and 6e [nonirrigated]).

GEOLOGY: According to the California Department of Conservation California Geological Survey’s *Earthquake Fault Zone, Special Studies Zone Maps* for the Doyle Quadrangle, effective November 1991, the Doyle Quadrangle has several “active faults” (considered to have been active during Holocene time and to have a relatively high potential for surface rupture). The subject parcels are not in a special studies zone (active fault) boundary.

Surrounding Land Use: The project site is located approximately one mile north of the Town of Doyle at the intersection of Old Highway Road (also known as Carol Drive) and U.S. Highway 395. The subject parcels comprise Parcels ‘1’ and ‘2’ as shown on the Long Valley Creek Subdivision Unit No. 1 Map, filed by Hollis Lasater, recorded on August 18, 1964, at Book 5, Page 35 of the Official Records of Lassen County, California. Immediately surrounding parcels consist primarily of residential parcels in the same subdivision, as well as the U.S. Post Office and Willow Springs Subdivision No. 1 to the south. Said parcels are zoned as illustrated in Table 1 below:

	Zoning (see notes at bottom)	Parcel Size (acres)	Land Use Designation (<i>Lassen County General Plan, 2000</i>)
North	A-1*	4.5	“Extensive Agriculture”

East	A-1	1	“Extensive Agriculture”
South	A-1, A-1-H**	2.43	“Extensive Agriculture”
West	A-1	1.37	“Extensive Agriculture”

* The A-1 zoning district is the “General Agricultural District” as defined in Chapter 18.16 of the Lassen County Code

** The A-1-H zoning district is the “General Agricultural District/Highway Combining District” as defined in Chapters 18.16 and 18.92 of the Lassen County Code

1. LAND USE AND PLANNING

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

- (a) The proposed project would not block any existing access or otherwise divide any established community. The proposed charter school is approximately one mile north of the Town of Doyle.
- (b) The project site is zoned A-1 (General Agricultural District) and is designated “Extensive Agriculture” in the *Lassen County General Plan, 2000*. According to Lassen County Code Section 18.16.050(6), the A-1 district allows for “[u]ses allowed by right or by use permit in the...C-T [zoning district]...” by use permit. According to Lassen County Code Section 18.34.030(1), the C-T district allows for “Retail stores and shops of a light commercial character and conducted within a building...” by use permit. Therefore, retail stores, such as the current application for a retail store, are allowed by use permit in the A-1 district.

The following goals, objectives, implementation measures and descriptions from the *Lassen County General Plan, 2000*, pertain to the proposal:

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.*
- *Implementation Measure LU-G: The County shall phase out the use of the A-1, General Agriculture District, and shall, following appropriate public hearings, rezone all areas currently zoned A-1 to more specific zoning districts which are consistent with General Plan land use designations.*

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.

9. ISSUE: Agricultural Land Uses

- *Implementation Measure LU-Y: Land designated Extensive Agriculture” in the Land Use Element shall be zoned “U-C”, Upland Conservation District, “U-C-2”, Upland Conservation/Resource Management District” or “A-3”, Agricultural District.*

NATURAL RESOURCE LAND USES

Intensive Agriculture

The Extensive Agriculture designation primarily represents typical rangeland areas with grazing and general rangeland values, natural wildlife habitat, open space and scenic values, and/or low intensity outdoor-oriented recreational values...

Corresponding Zoning: “E-A”, Exclusive Agriculture District; “A-3”, Agricultural District; “U-C”, Upland Conservation District; “U-C-2”; Upland Conservation/Resource Management District.

NATURAL RESOURCE LAND USES

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.*

The proposed project is consistent with the above land use plans, policies, and regulations adopted for the purpose of avoiding or mitigating an environmental effect and therefore will result in less than significant impacts to such land use plans, policies, and regulations.

- (c) The proposed project does not conflict with any known applicable habitat conservation plan or natural community conservation plan.

2. POPULATION AND HOUSING

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

- (a) The project may induce minimal population growth at most. The project does not include housing nor the extension of roads or other infrastructure. The project will have a less than significant impact to population growth in the area, either directly or indirectly.
- (b) The project will not displace any existing housing and will not necessitate the construction of replacement housing elsewhere.
- (c) The project will not displace any people and will not necessitate the construction of replacement housing elsewhere.

3. GEOLOGIC PROBLEMS

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION:

For further information regarding soil types and characteristics at the project site, please see the *Preliminary Soils Investigation*, prepared by NST Engineering Inc., dated March 23, 2020.

- (a, c) According to the California Department of Conservation California Geological Survey's *Earthquake Fault Zone, Special Studies Zone Maps* for the Doyle Quadrangle, effective November 1991, the Doyle Quadrangle has several "active faults" (considered to have been active during Holocene time and to have a relatively high potential for surface rupture). The subject parcels are not in a special studies zone (active fault) boundary. The site is not located on an earthquake fault, and the slope of the subject parcel is negligible (between 2 and 5 percent). A site visit conducted February 14, 2020, indicates that the site is very flat.

Therefore, the proposed project would not expose people or structures to potential substantial adverse effect, including the risk of loss, injury, or death involving the rupture of a known earthquake fault as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault, strong seismic ground shaking, seismic-related ground failure (including liquefaction), or landslides. Furthermore, the project is not located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and the project would not potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. There is a less than significant effect to the environment on account of the above.

- (b) The lack of steep slopes at the project site alleviates the potential for substantial erosion, and therefore the project will result in a less than significant effect related to erosion.

According to the U.S. Department of Agriculture, topsoil is "the upper part of the soil¹, which is the most favorable material for plant growth. It is ordinarily rich in

¹ In its Web Soil Survey's rating titled, "Suitability for Aerobic Soil Organisms," NRCS describes "soil" as follows:

Soil is the habitat for a wide variety of organisms, ranging from microscopic viruses, bacteria, archaea, fungi, and protozoa to micro- and meso-fauna including nematodes, mites, and springtails to macrofauna such as earthworms, centipedes and beetles to name just a few. A healthy soil is a living system that supports an abundant and diverse biological community that aids crop production by providing key services and functions. These include: 1) the decomposition of organic materials and conversion into soil organic matter; 2) enhanced nutrient cycling; 3) improved soil structure and stability that positively influences water flow, storage and availability; 4) plant protection against disease, pests, and environmental stress; and, 5) detoxification of pollutants. Soil microbes are generally most abundant in the surface layer around plant roots (termed the rhizosphere). Soils vary in their inherent ability to foster plant growth and thus also in their ability to support microbial populations. Although bacteria and archaea possess alternative metabolic strategies to survive under low or no oxygen content (i.e., anaerobic conditions), all other soil organisms require oxygen and the majority of

organic matter and is used to topdress roadbanks, lawns, and land affected by mining.”² NRCS’s Web Soil Survey rates Galeppi sandy loam as a “somewhat favorable”³ source of aerobic organisms, which directly relate to topsoil quality (as opposed to a “very favorable” or “very limited” source). Limiting factors to impacts to topsoil include the fact that only approximately two and a half acres will be disturbed, and that the property has been previously disturbed. In light of these considerations, the project will result in a less than significant loss of topsoil.

- (d) Expansive soils are predominantly composed of clays, which expand in volume when water is absorbed and shrink when the soil dries. Expansion is measured by shrink-swell potential, which is the volume change in soil with a gain in moisture. Soils with a moderate to high shrink-swell potential can cause damage to buildings and infrastructure. According to the NRCS’s Web Soil Survey, Galeppi sandy loam is a “silty sand” as defined by the Unified Soil Classification System. Silty sand is classified as a coarse-grained soil, meaning that more than 50 percent of material is larger than a No. 200 sieve size. Clays, however, are classified as fine-grained soil, meaning that 50 percent or more of material is smaller than a No. 200 sieve size. Galeppi sandy loam, 0 to 2 percent slopes, comprises only 10 percent clay (contrast with 66.6 percent sand, 23.4 percent silt). Galeppi sandy loam, 2 to 5 percent slopes, has a low linear extensibility (shrink-swell potential) of 0.9 percent.⁴

Furthermore, the California Supreme Court has determined that ordinary “CEQA analysis is concerned with a project’s impact on the environment, rather than with the environment’s impacts on a project and its users or residents.”⁵ Therefore, any impacts to customers or employees at the proposed retail store on account of expansive soils would not be analyzed in this document.

soil bacteria in agricultural soils function more efficiently in aerobic conditions. Therefore, only aerobic organisms are considered.

² United States Department of Agriculture. *Glossary of Soil Survey Terms*, October 2015. Online at: <https://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/ref/>. Site visited February 28, 2020.

³ “Somewhat favorable” indicates that the soil has features that are moderately favorable for aerobic soil organisms. The soil can be made more favorable by careful management. Fair performance and moderate maintenance can be expected. *Suitabilities and Limitations for Use-Suitability for Aerobic Soil Organisms*. <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>. Site visited February 28, 2020.

⁴ Natural Resources Conservation Service. *National Soil Survey Handbook*, amended November 2017, (Figure 618-A12 on Page 618-A.40) classifies shrink-swell as “low” for soils with a linear extensibility percent of less than three percent. Online at: <https://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=41981.wba>. Site visited February 28, 2020.

⁵ *California Building Industry Association v. Bay Area Air Quality Management District* (2015) 62 Cal.4th 369, Case No. S213478.

In light of the above, the proposed project will not create substantial risks to life or property. Therefore, there is a less than significant impact to the environment on account of expansive soil.

- (e) According to NRCS's Web Soil Survey, "Septic tank absorption fields are areas in which effluent from a septic tank is distributed into the soil through subsurface tiles or perforated pipe. The ratings are based on the soil properties that affect absorption of the effluent, construction and maintenance of the system, and public health." Galeppi sandy loam is rated "very limited."⁶ Potential problems include slow water movement and issues with filtering capacity.

This initial study will be forwarded to the Lassen County Environmental Health Department (Environmental Health) during the public comment period for review. Given the fact that surrounding properties are developed and dispose of waste by means of septic systems, it would seem that notwithstanding potential problems with filtration of waste, it is possible to satisfactorily install a septic system without causing significant effects to the environment.

The applicant must work with Environmental Health to properly install a septic system that will have a less than significant impact to the environment.

⁶ This rating indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected. *Suitabilities and Limitations for Use: Sanitary Facilities-Septic Tank Absorption Fields*. <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>. Site visited February 28, 2020.

4. HYRDOLOGY AND WATER QUALITY

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

- (a) Waste water discharge to surface and groundwater is regulated by the Lahontan Regional Water Quality Control Board (Lahontan). In its letter (dated January 15, 2020) in response to the Notice of Early Consultation circulated by the Lassen County Department of Planning and Building Services, Lahontan has required that a National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges of Storm Water Associated With Construction Activity (Construction General Permit) be secured. This will be included as a condition of approval for this project. It is reasonable to believe that the applicant will be able to secure said permit from Lahontan, and therefore, the proposed project will not violate any water quality standards.

In addition, the placement of septic tanks and routing of leach lines is regulated by the Lassen County Department of Environmental Health. The proposed project does not violate any known waste discharge requirements.

Both of the above agencies will receive a copy of this initial study during the public comment period in order to have an opportunity to provide additional comment.

- (b) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. The project site is in the Honey Lake Valley Groundwater Basin; according to the California Department of Water Resources Groundwater Bulletin 118 (last updated February 27, 2004), the total volume of water stored in the upper 100 feet of saturated basin-fill deposits and volcanic-rock aquifers in the Honey Lake Groundwater Basin is estimated to be 10 million acre-feet. Since there are approximately 326,000 gallons in one acre-foot, and an estimated 10 million acre-feet in the upper 100 feet of the Honey Lake Valley Groundwater Basin, the proposed project is extremely unlikely to substantially deplete groundwater supplies.
- (c) The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site. There are no rivers or streams at the project site. At its nearest point, Long Valley Creek is approximately 1,500 feet east of the project site.

- (d) The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.

The project site is completely underlain with Calpine sandy loam. According to the NRCS Web Soil Survey, Galeppi sandy loam has a “none” rating for flooding, meaning that flooding is not probable. The chance of flooding is nearly zero percent in any year; flooding occurs less than once in 500 years.

Furthermore, although the project site will be partially paved, the majority of the site will be unpaved. The applicant has also proposed a water retention area to address any potential water flooding issues.

Lastly, as indicated in the “Hydrology” portion of the “Environmental Setting” Section of this initial study, the Federal Emergency Management Agency identifies the subject parcels as mostly in a Zone “X” floodplain zone, defined as an “area of minimal flood hazard” (Zone “X,” Panel #06035C2640D, 9/3/2010).

For the above reasons, any project impacts related to flooding would at most be less than significant.

- (e) The project will not create contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. See subsection (d) above.
- (f) The project will not otherwise substantially degrade water quality.
- (g) There are no homes proposed as part of the project; neither is the project site in the 100-year floodplain.
- (h) The project site is not in the 100-year floodplain.
- (i) The project will not expose people or structures to a significant risk of loss, injury, or death involving flooding.
- (j) The project will not expose people or structures to a significant risk of loss, injury, or death by inundation on account of a seiche, tsunami, or mudflow.

Given the above considerations, the project will result in less than a significant effect to water quality and hydrology.

5. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

The following goals, policies and implementation measures that pertain to air quality found in the *Lassen County General Plan, 2000* inform the analysis of this section:

GOAL N-22: Air quality of high standards to safeguard public health, visual quality, and the reputation of Lassen County as an area of exceptional air quality.

NR74 POLICY: The Board of Supervisors will continue to consider, adopt and enforce feasible air quality standards which protect the quality of the County's air resources.

Implementation Measure NR-Q: The County will continue to regulate the emission of pollutants within its jurisdiction through the regulations and procedures adopted for the Lassen County Air Pollution Control District (APCB).

The United States Environmental Protection Agency (EPA) makes national designations for six airborne pollutants: ozone (O₃), particulate matter (suspended particulate matter [PM₁₀]⁷ and fine suspended particulate matter [PM_{2.5}]⁸), carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), and lead (Pb). These pollutants are regulated by the EPA's National Ambient Air Quality Standards (NAAQS), which measure the maximum amount of a pollutant that can be present in outdoor air over a specific period of time without harming public health. Lassen County is either "in attainment" or "unclassified" pursuant to the national area designations prepared by the EPA. Federal law requires that all states attain the NAAQS⁹.

California also has ambient air quality standards (California Ambient Air Quality Standards or CAAQS) that predate the original NAAQS. In addition to the six criteria pollutants above, the CAAQS monitor four more: sulfates, hydrogen sulfide, visibility reducing particles, and vinyl chloride¹⁰, although attainment¹¹ of the NAAQS has precedence over attainment of the CAAQS. With the exception of vinyl chloride, the CAAQS pollutants are monitored by the California Air Resources Board (CARB).

CARB has designated Lassen County as "in attainment" or "unclassified"¹² in relation to the CAAQS for every pollutant except for PM₁₀ (Lassen County's carbon monoxide and hydrogen sulfide levels are unclassified like the rest of the Northeast Plateau Air Basin; its visibility-reducing particle levels are also unclassified like the rest of California, except for Lake County). Notably, almost every county in California exceeds the state standards for airborne particulates.

Under state law, local and regional air pollution control districts have the primary responsibility for controlling air pollutant emissions from all sources other than vehicular sources.¹³ CARB

⁷ Particulate matter 10 microns (micrometer) in diameter or less.

⁸ Particulate matter 2.5 microns in (micrometer) diameter or less.

⁹ The "unclassified" designation does not violate the NAAQS.

¹⁰ California Air Resources Board (CARB, or alternately, ARB). Vinyl chloride is a colorless gas with a mild, sweet odor. Most vinyl chloride is used in the process of making polyvinyl chloride (PVC) plastic and vinyl products, and thus may be emitted from industrial processes. Vinyl chloride has been detected near landfills, sewage treatment plants, and hazardous waste sites, due to microbial breakdown of chlorinated solvents, although levels above the standard have not been measured in California since the 1970's. Today, vinyl chloride exposure is primarily an occupational concern. Vinyl chloride is the only pollutant that has a California Ambient Air Quality Standard and is also listed as a toxic air contaminant because of its carcinogenicity. Current regulatory efforts are under CARB's Air Toxics Program. Given the above, project-induced impacts related to the emission of vinyl chloride has been determined to have no known impact. Online at: <https://www.arb.ca.gov/research/aaqs/common-pollutants/vc/vc.htm>. Site visited March 25, 2020.

¹¹ "Attainment" is the category given to an area with no violations in the last three years.

¹² "Unclassified" is the category given to an area with insufficient data.

¹³ *Lassen County 2012 Regional Transportation Plan*. Control of vehicular air pollutant emissions is the responsibility of the California Air Resources Board (CARB).

divides California into air basins and adopts standards of quality for each air basin. Lassen County is part of the Northeast Plateau Air Basin (along with Modoc and Siskiyou counties) and its air quality is managed locally by the Lassen County Air Pollution Control District. According to the Lassen County Air Pollution Control District (APCD), the Air Quality Index in Lassen County is classified as "GOOD"¹⁴ for the majority of the year, although events such as wildfires and inversion layers in winter months can periodically degrade air quality.¹⁵

According to the *Lassen County 2012 Regional Transportation Plan* (RTP), PM₁₀ can be caused by sources including fugitive dust, combustion from automobiles and heating, road salt, and conifers, among others. "Constituents that comprise suspended particulates include organic, sulfate, and nitrate aerosols that are formed in the air from emitted hydrocarbons, chloride, sulfur oxides, and oxides of nitrogen. Particulates reduce visibility and pose a health hazard by causing respiratory and related problems." CARB further identifies motor vehicles, wood-burning stoves and fireplaces, dust from construction, landfills, and agriculture, wildfires and brush/waste burning, industrial sources, and windblown dust from open lands as major sources of PM₁₀. Among other measures, CARB generally recommends dust control for roads and construction, landscaping and fencing to reduce windblown dust, and driving slowly on unpaved roads and other dirt surfaces to reduce PM₁₀ pollution.

In addition, APCD Rule 4:18, titled "Fugitive Dust Emissions," states that "reasonable precautions shall be taken to prevent particulate matter from becoming airborne" and allows for the application of "asphalt, oil, water, or suitable chemicals to dirt roads, material stockpiles, land clearing, excavation, grading or other surfaces which can give rise to airborne dusts."

This Initial Study will be referred to the Lassen County Air Pollution Control Officer for comment, as said officer is charged with enforcing the rules and regulations pertaining to air quality known as the Rules and Regulations of the Lassen County Air Pollution Control District (APCD Rule 1:1-Title).

- (a) The project will not conflict with or obstruct implementation of any applicable air quality plan.
- (b) The project will not violate any air quality standard nor contribute substantially to an existing or projected air quality violation.
- (c, d, e) The project will result in some emission of pollutant particulate matter (including PM₁₀, the only criteria pollutant for which Lassen County is in non-attainment under

¹⁴ *Lassen County 2012 Regional Transportation Plan*. The low population density (7.7 people per square mile), limited number of industrial installations, the fact that over half of Lassen County is forest land all contribute to Lassen County's good air quality.

¹⁵ If natural events generate pollutants that exceed the CAAQS, CARB may designate such exceptional events "exceedances" and not necessarily violations of the CAAQS.

the California Ambient Air Quality Standards), both during construction and on account of the vehicle trips to access the project site.

The applicant estimates that approximately 1.1 acres of land will be disturbed by site grading. The applicant also indicates that construction is expected to take approximately five months. In addition, the applicant estimates 525 to 700 customers per day (the vast majority of whom will be driving private automobiles). In light of these estimates, the project will result in net increases of PM₁₀, but such increases will be less than significant. The project will also expose people in the vicinity to some (primarily vehicle-generated) pollution, and as such, may cause objectionable odors in the vicinity due to vehicle exhaust.

However, the proposed project is a standard commercial store. The proposed building is in excess of 150 feet of any residences. Furthermore, the project site is adjacent to U.S. Highway 395, a significant generator of emissions. The existing level of emissions in the vicinity of the project will not substantially increase on account of the project. Given the above considerations, the project will result in a less than significant impact to air quality.

6. TRANSPORTATION/TRAFFIC

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Adversely affect rail, waterborne or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

The primary roads that provide access to the project site are U.S. Highway 395 and Old Highway Road (also known as Carol Drive). According to the *Lassen County General*

Plan, 2000 and the *Lassen County 2012 Regional Transportation Plan (RTP)*, U.S. Highway 395 is classified as an interstate or “principal arterial.” Principal arterials provide the highest level of service at the greatest speed for the longest uninterrupted distance, with some degree of access control. The RTP classifies Old Highway Road as a “local road.” The Federal Highway Administration describes local roads not defined as arterials or collectors whose primary function is to provide direct access to individual properties, with little or no through movement. The majority of maintained roads in Lassen County are classified as local roads.

Typically, U.S. Highway 395 closes to trucks several times a year due to high winds and icy conditions. There are few alternate routes available, with limited services nearby such as gas stations and lodging. According to Figure 3 of the RTP, titled *Lassen County State Highway Segment Existing Daily Level of Service*, U.S. Highway 395 has a Level of Service rating of “C” from SR 36 to the Nevada State Line, consistent with the goal for the RTP.¹⁶

In addition, the following goals, policies, and implementation measures from the Circulation Element of the *Lassen County General Plan, 2000*, inform the project:

- *GOAL C-1: A comprehensive, efficient and safe transportation system to serve the needs of County residents and to stimulate the economic progress of Lassen County.*
- *CE 12 POLICY: No public highway or roadway should be allowed to fall or exist for a substantial amount of time at or below a Level of Service rating of ‘E (i.e., road at or near capacity; reduced speeds; extremely difficult to maneuver; some stoppages).*
- *CE14 POLICY: The County shall continue to encourage and support the improvement of Highway 395 from Johnstonville to Hallelujah Junction as a four-lane expressway.*
- *CE15 POLICY: Until Highway 395 can be upgraded to a four-lane expressway, the County supports the incremental addition of lanes, including increased numbers of passing lanes, and will work with Caltrans and the local transportation agency in the consideration and implementation of access management policies to protect traffic efficiency and safety and to facilitate future highway improvements. Such measures include the limitation of new encroachments onto Highway 395.*

¹⁶ Table CE-1 of the *Lassen County General Plan, 2000*, titled “Level of Service (LOS) Ratings,” describes the Level of Service “C” rating as “stable flow driving but significantly affected by other traffic.”

- *Implementation Measure CE-E: The County shall consider the acquisition of needed right-of-way dedications with the approval of subdivisions, use permits, and other discretionary actions.*
 - *GOAL C-2: Adequate, cost-effective public transit services, especially to accommodate the needs of the elderly and handicapped.*
- (a) The proposed project will not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.
- (b) The proposed project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.

Given U.S. Highway 395's existing level of service rating of "C" from SR 36 to the Nevada State (including the stretch of highway near the project site), any impacts to traffic and transportation on account of construction will be less than significant.

See CE12 Policy above, as said policy relates to level of service as a measure of effectiveness for the performance of the circulation system.

- (c) The proposed project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risk. There is no airport or airstrip in the vicinity of the project site.
- (d) The proposed project will not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses. A left-hand turn lane that accesses Old Highway Road already exists from the south along U.S. Highway 395, while a right-hand turn lane provides access to the project site from the north along U.S. Highway 395.

In the email received on behalf of the California Department of Transportation, dated January 27, 2020, Local Development Review and Transportation Planner Marcelino Gonzalez in part offers the following recommendations and comments:

- *Onsite lighting shall be directed downward to prevent offsite glare.*
- *Fencing or other property delineator measures shall be considered to prevent encroachment of the proposed use onto the state highway right of way.*

- *Appurtenant signs should not distract the traveling public.*

While the above may be considered recommended conditions, Mr. Gonzalez does not demonstrate that not implementing the above would constitute a significant effect on the environment. Any impacts are at most less than significant for the purposes of CEQA.

- (e) The proposed project will not result in inadequate emergency access. The road that provides access to the project site (Old Highway Road) is adjacent with U.S. Highway 395, a principal arterial in Lassen County that would provide access to first responders or other emergency personnel in the case of such an emergency.

In addition, the width of the proposed driveway that will connect the proposed commercial building and related parking lot to Old Highway Road meets both the required widths found at Lassen County Code Section 9.16.103(a)(1)(A) and at the State Responsibility Area (SRA) Fire Safe Regulations Section 1273.01.¹⁷ Although neither Cal Fire (nor Caltrans) have expressed concerns regarding emergency access in response to the notice of early consultation circulated for this project, both agencies will receive a copy of this initial study along with the related environmental document during the public comment period to enable them to comment on the project.

- (f) The following goal and policies from the *Lassen County General Plan, 2000* relate to alternative (non-automobile-related) forms of transportation:

- *GOAL C-6: Expanded development and use of bicycle paths and pedestrian ways to reduce dependence upon automobiles.*
- *CE26 POLICY: The County supports development and maintenance of safe and efficient alternative transportation routes that promote non-motorized forms of transportation for residents of more densely populated areas of the county to travel between home, work, businesses and schools through the planning, acquisition, development and management of trails in public right-of-ways.*
- *CE27 POLICY: When projects are planned, and where a direct nexus between growth and development and the need for trails and pathways is determined, developers should be required as a condition of project approval to contribute to the development of previously identified public trail projects.*

Although the above policies promote non-motorized alternative transportation in Lassen County, they do so in “more densely populated areas of the county.” Additionally, Lassen Rural Bus provides service within 2,000 feet of the proposed project. The proposed project will not conflict with adopted policies, plans, or programs regarding public transit,

¹⁷ The project site is in State Responsibility Area, meaning that the California Department of Forestry and Fire Protection (Cal Fire) provides fire protection for the project site.

bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities in such a way so as to cause more than a less than significant effect on the environment as it relates to transportation and traffic.

Additionally, this initial study will be sent to the California Department of Transportation (Caltrans), the California Highway Patrol (CHP), and the Lassen County Department of Public Works for comment during the public comment period.

- (g) The proposed project will not adversely affect rail, waterborne or air traffic. No such forms of traffic exist within the vicinity of the proposed project.

7. BIOLOGICAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

- (a) The following policy and implementation measures from the *Lassen County General Plan, 2000*, pertain to biological resources at the project site:
- *GOAL W-1: To protect and enhance the overall health of wildlife habitats and special resource areas to maintain healthy, abundant, and diverse wildlife populations.*
 - *WE-2 POLICY: The County supports the cooperative identification of “areas of significant wildlife value” or similar designations for areas where it is demonstrated by sound biological science that the habitat values are of significant importance to the health and/or survival of one or more species of wildlife. The County may apply a special designation to these areas, and/or agree to support specific resource management objectives, policies and voluntary programs to protect wildlife resources within these areas.*
 - *Implementation Measure WE-C: Information from the California Department of Fish and Game will be used by the County to evaluate potential impacts to fish and wildlife as a result of proposed County policies and land use decisions. The County shall consider recommendations from the Department of Fish and Game and other agencies, special commissions and interested organizations regarding the identification of important wildlife habitat areas and the need for measures by the County, including special general plan amendments and zoning, to provide adequate protection of wildlife resources. Information and related recommendations should be provided in a manner which can be used to formulate protective measures which can be implemented on a programmatic (as opposed to a case-by-case) basis.*
 - *Implementation Measure WE-E: In review of project proposals, the County will continue to utilize the California Environmental Quality Act process to evaluate the potential for significant adverse impacts upon wildlife resources and will require appropriate related project decisions and necessary mitigation measures.*
 - *WE-4 POLICY: The County recognizes that some areas which are designated and zoned for development, including but not limited to rural residential lands and areas indicated for planned development, may also have wildlife resources and open space values which need to be addressed and considered for protection. The County will address the need for protection of wildlife resources and open space values in areas which are zoned for development during the review of development proposals.*
 - *WE-5 POLICY: Prior to the imposition of substantial wildlife-related mitigation measures by the County, the County shall review evidence demonstrating that the proposed action or project could otherwise have potentially significant adverse impacts to wildlife and that the proposed measures will, in fact, help accomplish practical and necessary mitigation objectives.*

- *Implementation Measure WE-F: The County shall, in consultation with land owners, sports groups, and other concerned groups, agencies and organizations, consider the use of specific resource protection and management tools for wildlife habitat when warranted, including but not limited to the use of: clustered development and conservation subdivisions; conservation easements; building restrictions such as special setbacks; natural vegetation retention requirements; mechanisms to facilitate transfers of development rights; developer credits and density bonuses; 'wildlife mitigation funds' with funds to be used for acquisition and/or improvement of wildlife habitat; land dedication to public agencies or land trusts; and habitat banking. When used as mitigation measures, such actions shall be proportional to the magnitude of impacts caused by the project in question.*
- *WE-9 POLICY: The County supports cooperation between the California Department of Fish and Game and the Nevada Department of wildlife in the management of interstate deer herds.*
- *GOAL W-2: Protection of rare, threatened, and endangered wildlife species with an ecosystem approach to habitat management which also supports multiple land uses.*
- *GOAL W-3: Enhanced opportunities for consumptive and non-consumptive uses of wildlife resources recognizing the economic, educational, recreational and aesthetic benefits these uses bring to the County.*
- *GOAL W-4: Protect and enhance the wildlife habitat of riparian areas and wetlands.*
- *WE16 POLICY: The County supports interagency efforts to protect and restore the wildlife habitat values of lakes, riverine and riparian areas and wetlands.*
- *Implementation Measure WE-H: In consideration of proposed projects which may affect lakes, streams, riparian areas or wetlands, the County will review the potential for proposed impacts through the CEQA process and require appropriate mitigation measures to avoid and mitigate significant adverse impacts.*

In its letter dated January 29, 2020, the California Department of Fish and Wildlife (CDFW), brought up several concerns related to special-status plant and wildlife species, lighting, and landscaping (as well as potential kinds of mitigation) in response to early consultation. Said concerns are described below:

Special-Status Species

According to the query of the California Natural Diversity Database (CNDDB) conducted by CDFW, the following special-status species as well as sensitive vegetation are known to exist within a 3-mile radius of the project site:

Plants

- Schoolcraft's wild buckwheat (*Eriogonum microthecum* var. *schoolcraftii*)(California Rare Plant Rank 1B.2)
- Plummer's clover (*Trifolium gymnocarpon* ssp. *plummerae*)(California Rare Plant Rank 2B.3)
- Western seablite (*Suaeda occidentalis*) (California Rare Plant Rank 2B.3)
- Lance-leaved scurf-pea (*Ladegania lanceolata*) (California Rare Plant Rank 2B.3)

Wildlife

- Swainson's hawk (*Buteo swainsoni*) (State Listed as Threatened)

In the above letter, CDFW goes on to state, "The CNDDDB is a positive sighting database. It does not predict where something may be found... That does not mean there are no special status species present." CDFW also states that the project "is proposed in wildlife habitat." CDFW therefore recommends a basic botanical, wildlife, and habitat assessment (conducted at the appropriate time of year) as well as surveys to document "what is actually present today."

However, although CDFW recognizes the proposed project site as "wildlife habitat," the project site is an already-developed site with heavy human disturbance. The majority of the project site appears to have been cleared, and a site-visit conducted February 14, 2020, showed much bare ground, grass, a handful of trees, and weeds. The site was previously used for the "Burger Barn," a commercial restaurant. In addition, per the applicant's submitted building plans, much of the area that contains denser plant life will remain undisturbed. Lastly, the project site is in an existing subdivision (called Long Valley Creek Subdivision Unit No. 1, filed by Hollis Lasater, recorded on August 18, 1964, at Book 5, Page 35 of the Official Records of Lassen County, California).

For these reasons, the Lassen County Department of Planning and Building Services has determined that a biological assessment and surveys as described in the letter from CDFW are not necessary.

Lighting

In its January 29, 2020, letter CDFW states:

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

Furthermore, Lassen County Code Section 18.108.155 requires that all lighting be “designed and located so as to confine direct lighting to the premises.”

Although not a mitigation, staff will construct a condition of approval that adequately addresses CDFW’s lighting concerns, as well as captures the requirements of the Lassen County Code above.

Landscape Plan

In its January 29, 2020, letter CDFW states:

The Department recommends the “native” seed mix consist of native seeds from the local area. The Department requests to see a list of species to be used in the wildflower mix. The use of ornamental plants in landscaping does impact the local ecosystems. Research continues to show that native plants support more species of insects than commonly planted landscape plants¹⁸. This becomes an issue when one realizes the number of insects it takes to feed a brood of birds, for example. The Department recommends more natives and fewer ornamental plants be used for this Project.

Again, this recommendation is not a mitigation, staff may construct a condition of approval that captures CDFW’s concerns regarding landscaping.

In light of the above, the proposed project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. Any impacts to the above will at most be less than significant.

- (b) The proposed project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service. No riparian habitat exists at the project site.
- (c) The proposed project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. No wetlands exist at the project site.

¹⁸ Burghardt, Karin et al. “Impact of Native Plants on Bird and Butterfly Biodiversity in Suburban Landscapes.” *Conservation Biology* 23.1 (2009): 219-224. Print.

- (d) The proposed project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. As discussed above, the project site is within an existing subdivision.
- (e) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
- (f) The proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

8. MINERAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

- (a) The project will not result in the loss of availability of a known material resource that would be of value to the region and the residents of the state.
- (b) The project will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

urbanized areas or where residences are intermixed
with wildlands?

DISCUSSION:

The applicant hired Geotechnical & Environmental Services, Inc. (GES) to prepare an Environmental Site Assessment to identify any “recognized environmental conditions” (RECs) in connection with the subject APNs. According to the ESA, “RECs” are defined as

the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or in the ground, ground water, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions.

The *Phase I Environmental Site Assessment [for the North West Corner of] State Highway 395 and Old Highway 395, Lassen County, APNs 141-060-12-11 and 141-060-13-11, March 20, 2020, [Geotechnical and Environmental Services, Inc.] Project No. R2020-4936V1 (ESA)*, prepared by Environmental Supervisor/Project Geologist Armand Rodrigues and Staff Geologist J.T. Payne, revealed, “no evidence of recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), or historical recognized environmental conditions (HRECs) identified in connection with the site.”

GES’s ESA was prepared in accordance with ASTM E1527-13, based on “a review of governmental regulatory information (data base search), historical information, interviews, selected aerial photographs, and a site reconnaissance...”

In its letter dated January 31, 2020, the California Department of Toxic Substances Control (DTSC) provided several comments to the Lassen County Department of Planning and Building Services. DTSC specifically recommended that the following be evaluated in the Hazards and Hazardous Materials section of the related environmental document for this project (DTSC’s comments are *italicized*, whereas the Lassen County Department of Planning and Building Services’ responses are not):

1. *The [Negative Declaration (ND) or Environmental Impact Report (EIR)] should acknowledge the potential for project site activities to result in the release of hazardous wastes/substances. In instances in which releases may occur, further studies should be carried out to delineate the nature and extent of contamination, and the potential threat to public health and/or the environment should be evaluated. The ND or EIR should also identify the mechanism(s) to initiate any required investigation and/or remediation and the government agency who will be responsible for providing appropriate regulatory oversight.*

Response: According to Woodcrest Companies President Steve Powell's email to Senior Planner Stefano Richichi dated April 1, 2020, "There are no hazardous materials used or stored during the construction of the building. The primary building materials consist of concrete, steel (building), drywall (interior), and water based paint. There are no hazardous materials connected with the operation of the retail store."

2. *Refiners in the United States started adding lead compounds to gasoline in the 1920s in order to boost octane levels and improve engine performance. This practice did not officially end until 1992 when lead was banned as a fuel additive in California. Tailpipe emissions from automobiles using leaded gasoline contained lead and resulted in aerially deposited lead (ADL) being deposited in and along roadways throughout the state. ADL-contaminated soils still exist along roadsides and medians and can also be found underneath some existing road surfaces due to past construction activities. Due to the potential for ADL-contaminated soil DTSC, recommends collecting soil samples for lead analysis prior to performing any intrusive activities for the project described in the [Notice of Early Consultation].*

Response: The nearest disturbance that will occur on the subject parcel on account of construction is in excess of 120 feet from the highway. No evidence has shown that such disturbance will disturb aerially-deposited lead-contaminated soils to a degree of significance.

3. *If buildings or other structures are to be demolished on any project sites included in the proposed project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with DTSC's 2006 Interim Guidance Evaluation of School Sites with Potential Contamination from Lead Based Paint, Termiticides, and Electrical Transformers (https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/Guidance_Lead_Contamination_050118.pdf).*

Response: Any demolition will require a demolition permit from the Department of Planning and Building Services, and must be performed pursuant to California law. This is not a school site.

4. *If any sites within the project area or sites located within the vicinity of the project have been used or are suspected of having been used for mining activities, proper investigation for mine waste should be discussed in the ND or EIR. DTSC recommends that any project sites with current and/or former mining operations onsite or in the project area should be evaluated for mine waste according to DTSC's 1998 Abandoned Mine Land Mines Preliminary Assessment Handbook (https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/11/aml_handbook.pdf).*

Response: Associate Planner and Acting Natural Resources Technician Nancy McAllister confirmed to Senior Planner Stefano Richichi on April 3, 2020, that there are no sites within the vicinity of the project that have been used for mining activities.

5. *If any projects initiated as part of the proposed project require the importation of soil to backfill any excavated areas, proper sampling should be conducted to ensure that the imported soil is free of contamination. DTSC recommends the imported materials be characterized according to DTSC's 2001 Information Advisory Clean Imported Fill Material (https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/SMP_FS_Cleanfill-Schools.pdf).*

Response: The cited information advisory is meant to protect "sensitive land use properties," which are those that contain "hospitals, homes, day care centers, and schools." The proposed project is none of those and therefore does not qualify as a "sensitive land use property" for which the above would apply.

Nevertheless, the applicant has been made aware of DTSC's comments and has received the above link.

6. *If any sites included as part of the proposed project have been used for agricultural, weed abatement or related activities, proper investigation for organochlorinated pesticides should be discussed in the ND or EIR. DTSC recommends the current and former agricultural lands be evaluated in accordance with DTSC's 2008 Interim Guidance for Sampling Agricultural Properties (Third Revision) (<https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/Ag-Guidance-Rev-3-August-7-2008-2.pdf>).*

Response: The above guidance relates to agricultural properties (especially those that are being converted to schools). Furthermore, the above-referenced guidance states, "This guidance does not apply to former agricultural property that has been graded for construction or other purposes, that has received fill, or has had parking lots or structures placed on it following active use as an agricultural field."

The subject property has not been used for agriculture for decades, has been graded for construction, and has structures placed on it. Therefore, the above does not apply.

Nevertheless, the applicant has been made aware of DTSC's comments and has received the above link.

- (a,b) The proposed project will not create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials, nor through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

There may be several ways in which hazardous materials can be released into the environment (through a reasonably foreseeable upset, as floods, earthquakes, or fires could cause a release). However, the project site is not in an area that is prone to earthquakes, is out of the 100- year flood zone, and is in a Moderate Fire Hazard Severity Zone (the least hazardous classification in a State Responsibility Zone; see subsection “i” below for more information; also see discussion above).

- (c) The proposed project is not likely to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of the existing or proposed school. Any impacts will be less than significant.
- (d) The project is not located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code 65962.5 (the “Cortese list”), and will not create a significant hazard to the public or the environment. Staff consulted the “List of Hazardous Waste and Substances”¹⁹ compiled by the California Department of Toxic Substances Control and the “List of Leaking Underground Storage Tank Sites”²⁰ compiled by the California Department of Water Resources to this effect. Other consulted Cortese List resources can be found at <https://calepa.ca.gov/SiteCleanup/CorteseList/>.
- (e) The project site is not within an airport land use plan or within two miles of a public airport. The nearest airport is in Herlong, in excess of seven miles away.
- (f) The project site is not within the vicinity of a known private airstrip.
- (g) The project will not impair implementation of or physically interfere with any known adopted emergency response plan or known emergency evacuation plan.
- (h) The project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands, for the following reasons:

First, the project is subject to the 30-foot setback requirement found at Lassen County Code Section 9.16.103(d)(1)(A). Said section is intended to reduce the spread of wildfire from building to building across property lines.

In addition, the project site is in a “Moderate” Fire Hazard Severity Zone, as opposed to a “High” or “Very High” Fire Hazard Severity Zone. The fire hazard severity zone classification is “based on a combination of how a fire will behave and the probability of

¹⁹ California Department of Toxic Substances Control. EnviroStor online database. Online at: <http://www.envirostor.dtsc.ca.gov/public/>. Site visited April 1, 2020.

²⁰ State Water Resources Control Board. Geotracker online database. Online at: <http://geotracker.waterboards.ca.gov/>. Site visited April 1, 2020.

flames and embers threatening buildings.”²¹ This in turn is based on factors such as “fuel, slope, and fire weather.” Fire hazard severity zones do not take into account modifications such as fuel reduction efforts.

The project site is also in a “State Responsibility Area” (SRA), meaning that the State of California has financial responsibility for fire and fire protection. Specifically, the California Department of Forestry and Fire Protection (Cal Fire) provides fire protection on behalf of the State of California in SRAs for wildland fire. The “Moderate” Fire Hazard Severity Zone is the least hazardous classification in an SRA. The Doyle Fire Protection District is responsible for medical aids, structure fires, and traffic collisions at or near the project site.

Cal Fire and the Doyle Fire Protection District received a Notice of Early Consultation for this project that was circulated on January 7, 2020, but have not submitted any comment regarding fire concerns. Both agencies will receive a copy of this initial study once it is circulated for public comment in order to express any concerns they may have.

For these reasons, the proposed charter school will have a less than significant effect in terms of its exposure of people or buildings to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

Given the above considerations, the project will result in a less than significant impact on account of hazards and hazardous materials.

²¹ California Department of Forestry and Fire Protection (Cal Fire). *Frequently Asked Questions: Questions About Fire Hazard Severity Zones*. Online at: http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland_faqs. Site visited January 3, 2019.

10. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire severity zones, would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION:

As stated in subsection (h) of Section 9 above, titled “Hazards and Hazardous Materials,” the proposed project is located in a “Moderate” Fire Hazard Severity Zone in a “State Responsibility Area” (SRA), meaning that the State of California has financial responsibility for fire and fire protection. Specifically, the California Department of Forestry and Fire Protection (Cal Fire) provides fire protection on behalf of the State of California in SRAs. The “Moderate” Fire Hazard Severity Zone is the least hazardous classification in an SRA. See the above subsection for more details.

- (a) The proposed project would not substantially impair an adopted emergency response plan or emergency evacuation plan.
- (b) The proposed project would not exacerbate wildfire risks due to slope, prevailing winds, or other factors, thereby exposing project occupants to pollution concentrations from a wildfire or the uncontrolled spread of a wildfire. There is nothing site-specific at the proposed location that would increase this risk. Slopes are flat at the project site.

- (c) The proposed project would not require the installation of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that would exacerbate fire risk or result in temporary or ongoing substantial impacts to the environment. However, the applicant is proposing a water storage tank that would in fact lessen fire risk. Said structure will be set back at least 30 feet pursuant to the State Responsibility Fire Safe Regulations and Lassen County Code Section 9.16.103(d)(1)(A). Any related utilities that may have to be installed will result in (at most) less than significant impacts to the environment on this score.
- (d) The proposed project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. As stated in previous sections, the project site is not in a flood zone as identified by the Federal Emergency Management Agency, and the site is fairly flat. In addition, the foot of the Diamond Mountains is approximately three-quarters of a mile west of the project site, whereas the foot of the Fort Sage Mountains are approximately two miles east of the project site, and the possibility of landslides as a result of runoff or post-fire slope instability that might impact project users to significant risks are very low.

Again, Cal Fire and the Doyle Fire Protection received a Notice of Early Consultation for this project that was circulated on January 7, 2020, but have not submitted any comment regarding wildland fire concerns. Said agencies will receive a copy of this initial study once it is circulated for public comment in order to express any concerns they may have.

11. NOISE

Would the project result in:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

- (a-f) The proposed retail store will generate noise during its construction and operation. Construction is anticipated to take approximately five months. Once construction is completed, proposed hours of operation are from 8:00 a.m. to 10:00 p.m., Monday through Sunday. The applicant estimates between 75 and 100 customers each day (or between 525 and 700 visits each week total).

Although there are several “sensitive receptors” in the vicinity (two homes are within 150 feet of the location of the proposed building), the subject parcels and the above receptors

are in close proximity to U.S. Highway 395 (within 450 feet), a considerable ambient-noise generator. The project site's and sensitive receptors' proximity to the highway (a generator of considerable ambient noise) ensure that noise impacts will be less than significant.

The project site is not within an airport land use plan nor in the vicinity of a known private airstrip.

Given the above considerations, the project would result in a less than significant impact to the environment on account of noise issues.

12. PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION:

(a)(i-v) The project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. Any increased fire or police protection needed is expected to be minimum.

In addition, neither the California Department of Fire and Forestry Protection (CalFire) nor the Doyle Fire Protection District, (the latter provides fire protection for the area in which the project site is in), have responded to the Notice of Early Consultation that the Lassen County Department of Planning and Building Services sent by mail on January 7, 2020. Said agencies will have an opportunity to comment on this initial study during the comment period. The Lassen County Sheriff's Office also did not respond to the above Notice of Early Consultation.

For the above reasons, the project will result in a less than significant effect on the environment on account of any public services that may need to be provided.

13. UTILITIES AND SERVICE SYSTEMS

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

- (a) The Lahontan Regional Water Quality Control Board provided a letter to the Lassen County Department of Planning and Building Services in response to the circulated notice of early consultation, but did not express concerns that the proposed project would exceed wastewater its treatment requirements. Therefore, there are no impacts on account of an exceedance of wastewater treatment requirement from that board known to the Department of Planning and Building Services.

- (b) The proposed project will require the construction of new wastewater treatment facilities in the form of an individual septic tank. The Lassen County Department of Environmental Health has permitting authority over the above, and has not responded to the Notice of Early Consultation sent January 7, 2020. Said department will receive a copy of this initial study to provide another opportunity for comment. Moreover, the applicant must comply with any and all applicable wastewater discharge requirements of the Lassen County Department of Environmental Health. No evidence to this point has been submitted that would indicate that the proposed project could not comply with the above-referenced requirements. In light of the above, the environmental effects of any wastewater treatment facilities will be less than significant.
- (c) The proposed parcel is not in a floodplain. Although the applicant proposes to have a new storm water retention area, its construction will not cause a significant environmental effect.
- (d) The proposed project will have sufficient water supplies available to serve the project from existing entitlements and resources. There is an existing well on the property; if for some reason an additional well were needed, it would not cause a significant effect on the environment. See Section 4, titled "Hydrology and Water Quality" for more information.
- (e) No wastewater treatment provider serves or will serve the project site. The proposed project will be served by a septic system.
- (f) The proposed project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. According to the California Department of Resources Recycling and Recovery's Solid Waste Information System (SWIS)²², the closest, actively operational solid waste facility is the Herlong Transfer Station located at 742-500 Herlong Landfill Road in Herlong, CA 96113 (currently permitted under Permit #18-AA-0024). Said permit allows a maximum of 750 tons of throughput per year.

Furthermore, the Bass Hill Landfill receives waste from Herlong Transfer Station, as the project would be served by the Bass Hill Landfill at 469-700 Johnstonville Dump Road, located off of U.S. Highway 395 in Johnstonville. According to the SWIS, the landfill is currently permitted and has an estimated closure date of 2031. Permit #18-AA-0009 states that there is no peak tonnage limit and that "the landfill can handle any maximum waste that could be generated within the county without any problems." Given the above considerations, the landfill has the capacity to serve the proposed project, and there is at most a less than significant impact related to this subsection.

²² California Department of Resources Recycling and Recovery. Solid Waste Information System (SWIS). Online at: <http://www.calrecycle.ca.gov/SWFacilities/Directory/>. Site visited on April 2, 2020.

- (g) The project must comply with all federal, state, and local statutes and regulations related to solid waste. There has been no indication that the project is not in compliance with any such regulations.

Given the above considerations, the project will result in a less than significant impact to the environment on account of utilities and service systems.

14. ENERGY

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION:

- (a) The project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, either during project construction or operation. As discussed throughout this document, the proposed project is a standard retail store. Any consumption of energy resources during construction or operation of the proposed project is likely to result in a less than significant impact. Nevertheless, Plumas-Sierra Rural Electric Cooperative, which would provide power to the proposed store, will receive a copy of this initial study during the public comment period and will have an opportunity to provide any comments it may have in regard to this matter.
- (b) The *Lassen County Energy Element, 1993* (a local plan for renewable energy or energy efficiency and part of the general plan) contains the following policies that are relevant to the project:
- *Goal 4: Efficient utilization and management of the County's natural energy resources.*
 - *General Energy Conservation Policy 1: The siting and design of new development shall maximize solar access and minimize the need for heating, cooling, and lighting.*
 - *General Energy Conservation Policy 2: Whenever possible, new buildings shall be oriented with major window areas located on the southern walls and coordinated with landscaping for passive solar heating and cooling.*
 - *General Energy Conservation Policy 4: The County supports the use of drought-tolerant and water conserving landscaping in new development.*

Furthermore, the following policies and excerpt from the energy element of the general plan that relate both to energy and transportation (in addition to Land Use and Transportation Policy 3 above) state as follows:

- *Land Use and Transportation Policy 1: In order to minimize vehicular travel and the resulting consumption of fuel, the pattern of residential, commercial, and industrial land use shall be compact and relate to transit routes and centers.*
- *Land Use and Transportation Policy 2: Development of vacant lots within developed areas (infill), or orderly expansion to adjacent areas, is encouraged over leapfrog development.*
- **3.4 OPPORTUNITIES FOR ENERGY CONSERVATION**

3.4.7 Transportation and Land Use Planning

In general, the energy required to meet transportation needs is directly related to land use development patterns. It should be noted that, traditionally, land use development in California has occurred in a particularly energy inefficient manner. The low density and suburban residential developments which characterize most of today's urban development require substantial energy consumption for transportation, and result in costly and less efficient provision of public services. In addition, suburban subdivisions are often located far from employment and commercial centers. Provision of public transportation in such low density development is often not economically viable and thus, this development pattern requires greater dependence on private transportation...

For new development, a more effective reduction of individual automobile use can be achieved through efficient land use planning to reduce the distances between home-work-shopping-recreation areas. Because distances between residential, commercial, and industrial developments influence an individual's decision to walk, bicycle, drive, or use public transit, land use policies need to consider the location of housing in relation to shopping and employment centers. Recreation opportunities should also be provided within, or in the vicinity of, a residential neighborhood. Higher density and clustered development should be encouraged. Development of vacant lots within developed areas (infill) should be preferred over leapfrog development... A balanced growth and distribution of commercial, industrial, and residential expansion in a community can decrease the number and length of vehicle trips and assure more efficient usage of transportation-related energy.

Several of the policies from the energy element above link energy conservation to compact development forms and to reducing the distance between different types of uses.

The proposed retail store will provide increased choice for those in Doyle and the surrounding area for those wanting to shop closer to home (as opposed to having to drive to Susanville or Reno). As noted previously, the proposed location of the proposed project is in an existing subdivision; Doyle is currently underserved in terms of access to retail facilities and the location of the proposed project will help to reduce energy consumption, especially as it relates to vehicular energy consumption.

Although the applicant, has not proposed to design buildings with major south-facing windows, or any other design features that might promote passive (solar) heating, cooling, or lighting, or proposed to use drought-tolerant or water-conserving landscaping materials, not implementing said measures will not cause a significant effect on the environment. The location of the proposed project is consistent with many policies of the general plan, and will ensure that any impacts to energy consumption will be less than significant. In light of this, the proposed project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency in such a way that would have more than a less than significant effect to the environment.

15. AESTHETICS

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION:

(a-d) The Natural Resource Element of the *Lassen County General Plan 2000*, references the 1968 general plan, which states:

The concept of Scenic Highways does not preclude development from occurring within the corridor covered by protective regulations. Appropriate uses along Scenic Highways can include grazing and other agriculture, homes for permanent and seasonal residents and, in planned locations, motels, restaurants and certain other commercial services. However, these basic principles should guide all development within the areas visible from the Scenic Highways:

The intensity and location of development should not impair natural scenic qualities.

The design of all development should be in character with the natural surroundings.

Where some attribute, physical or historic, indicates that an area should be left in its existing or natural state, public ownership or other rights should be acquired to insure preservation.

The County should adopt an official County Scenic Highway designation for the routes specified. All uses along these routes or visible from them should be subject to special standards and controls which will achieve the broad goals of preserving the scenic qualities of Lassen County (Page 32).

The Lassen County General Plan continues as follows:

In the process of preparing area plans since 1982, the County has utilized an evaluation system to classify scenic resources. The class designations combine several evaluation elements including: judgement of inherent scenic quality, character and diversification; sensitivity in regards to the amount and type of public exposure to the particular landscape; the distance at which the landscape is perceived (foreground, middleground, or background); and the existing extent to which an area's scenic quality has already been impacted. Although the classification system is admittedly subjective, it provides the County with a vocabulary to describe scenic resource values and to determine if and when disturbance of the landscape will result in deterioration of those values.

The first three classifications, Classes I through III, are relative to each other and are employed to highlight landscapes having the most significant scenic resource values. The fourth classification, Class IV, is used to indicate areas in which visual elements are related more to urban-type development than to essentially natural landscape oriented scenic elements. The following discussion addresses the scenic elements within each classification:

Class I: This classification is given to areas having the greatest scenic resource value because of one or more of the following features:

- 1. Contains distinctive landscape feature(s).*
- 2. Is subject to significant amounts of public exposure, especially in foreground and middleground zones (i.e., along State or U.S. highways).*
- 3. Large percentage of observers have high expectations and sensitivity for scenic quality (e.g., recreational tourists).*

Class II: These areas have one or both of the following scenic resource characteristics:

- 1. Scenic value relatively common to the region.*
- 2. Average sensitivity due to location near local travel routes and residential areas.*

The scenic values of Class II are more-or-less common or characteristic of the region. Public exposure may be considerable, but the areas fall into a far middleground or background distance zone.

Class III: These areas have one or both of the following scenic resource:

1. *Landscapes have relatively minimal scenic distinction from average scenery characteristics of the region.*
2. *Have low visual sensitivity because of very low levels of public exposure due to isolation of the area.*

Because of topography and the lack of roads in these areas, the Class III areas have relatively minor amounts of public exposure. Landforms and vegetation are also generally common to the immediate region and generally lack distinctive scenic features.

Class IV: Class IV areas are generally “urbanized” to the extent that qualities of the natural landscape are largely secondary, visually, to the urban landscape. Visual elements are related largely to structural improvements or other man-made elements including such features as subdivisions, shopping centers, and industrial areas (unless the man-made element is of significant scenic value, e.g. a golf course or reservoir).

Given the above classifications, it appears that the project site would be considered a Class IV scenic resource. This is in spite of the fact that the project site is visible from U.S. Highway 395, is in a “Scenic Highway Corridor” according to Figure 1-4 of the *Lassen County Energy Element, 1993*, and is “subject to significant amounts of public exposure, especially in foreground and middleground zones (i.e., along State or U.S. highways)” as provided for Class I scenic resources.

The project site and vicinity certainly would be said to be “urbanized to the extent that qualities of the natural landscape are largely secondary, visually, to the urban landscape. Visual elements are related largely to structural improvements or other man-made elements including such features as subdivisions...” As noted previously, the project site is located in a developed subdivision. For these reasons, the project site could be considered a Class IV resource, the least “scenic” of all scenic resources.

In any case, for the above reasons, the proposed project is unlikely to have a substantial adverse effect on a scenic vista or to substantially damage scenic resources, including trees, rock outcroppings, or historic buildings within a state scenic highway. The proposed project is also have unlikely to substantially degrade the existing visual character or quality of the site and its surroundings.

Although the applicant proposes a 22-foot-tall sign (the building itself will be 26.5 feet tall) the project will not likely substantially impact the aesthetic quality of the project site or vicinity, to the extent that there would be a significant effect.

Furthermore, all proposed lighting is subject to Lassen County Code Section 18.108.155, which states:

Unless otherwise provided in this title, the following lighting requirements shall apply: all lighting, exterior and interior, shall be designed and located so as to confine direct lighting to the premises. A light source shall not shine upon or illuminate directly on any surface other than the area required to be lighted. No lighting shall be of the type or in a location so as to constitute a hazard to vehicular traffic, either on private property or on abutting streets.

The applicant states that two free-standing parking lot lights are proposed, in addition to light fixtures attached to the building. The applicant states that all lighting will be designed to confine direct lighting to the premises. In addition to the above, all proposed signage is subject to Lassen County Code Section 18.106.040(5), which states, "Signs shall be softly lighted and shall not blink, oscillate, rotate, pulse or be otherwise animated." Given the above, the proposed project will not create a new source of substantial light or glare which would adversely affect day or nighttime views.

For the above reasons, the proposed project will have a less than significant impact to the aesthetic quality of the environment.

16. CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

As described previously, the site already contains existing, albeit vacant, commercial development. A site visit conducted February 14, 2020, showed the site to be heavily disturbed; much vegetation has already been removed.

- (a) There are no known “historical resources” at the project site as defined by CEQA (under the criteria found at Section 15064.5(a) of the 2020 CEQA Guidelines).
- (b) Section 15064.5(c) of the 2020 CEQA Guidelines states that “CEQA applies to effects on archaeological sites.” CEQA further distinguishes between unique and nonunique archaeological resources. As defined in Public Resources Code Section 21083.2(g), a “unique archaeological resource” is:

[A]n archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- (1) Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.*
- (2) Has a special and particular quality such as being the oldest of its type or the best available of its type.*

(3) Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Any archaeological resource that does not meet the definition of a “unique archaeological resource” as defined above is considered a nonunique archaeological resource. Impacts to nonunique archaeological resources that are not historical resources are not considered significant impacts pursuant to Public Resources Code Section 21083.2(a) and Section 15064.5(c)(4) of the 2020 CEQA Guidelines. There are no known unique or nonunique archaeological resources at the project site or any known archaeological resource that is also a historical resource as described above.

- (c) There are no known impacts to any unique paleontological resources or sites or any unique geologic features.
- (d) The project will result in no known impact to any human remains, including those interred outside of formal cemeteries. Sections 15064.5(e) and (f) of the 2020 CEQA Guidelines require in part that steps be taken in the event of the accidental discovery of any human remains located outside of a designated cemetery, and that provisions be taken to have any accidentally discovered historical or unique archaeological resources evaluated by a qualified archaeologist, respectively.

17. TRIBAL CULTURAL RESOURCES

Would the project cause a substantial adverse change in the significance of a tribal cultural resources, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape, that is geographically defined in terms of the size and scope of the landscape, sacred place or object with cultural value to a California Native American tribe, and that is:

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (a,b) The California Native American tribes that are traditionally and culturally affiliated with the project area received the Notice of Early Consultation for this project (and tribes that have requested consultation were also consulted with pursuant to California Assembly Bill 52 [codified at Public Resources Section 21080.3.1 et seq.]), but no tribes responded to any consultation. Adequate conditions will be in place to ensure that if any such resources are found during construction or operation of the proposed charter school, the appropriate tribes will be contacted and appropriate measures will be taken. Please see Section 14 above, titled "Cultural Resources," for more information. | | | | |

18. RECREATION

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

(a,b) The proposed retail business will draw people; however, it is dubious as to whether those people would be inclined to use the existing school facility to the north, and unlikely that any increased use on account of the project would cause or accelerate the school's substantial deterioration or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. At most, there is a less than significant impact to recreational services.

19. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220[g]), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104[g])?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION:

- (a) The subject parcels are not identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the California Important Farmland Finder²³ of the California Department of Conservation (part of the Farmland Mapping and Monitoring Program).
- (b) The subject parcels are zoned A-1 (General Agricultural District); however, the A-1 zoning district also allows for retail stores by use permit and therefore the project is consistent with the A-1 district (see Section 1, titled “Land Use and Planning” for more information. Additionally, the subject parcels are not in a Williamson Act contract. Therefore, the proposed project will not conflict with the existing zoning for agricultural use.
- (c, d) The subject parcel does not contain any timberland or forest land as defined by Public Resources Code Section 12220(g) or Public Resources Code Section 4526, nor any timberland zoned Timberland Production as defined by Government Code Section 51104(g).
- (e) The proposed project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use (See subsections “a” “b” above).

²³ California Department of Conservation. California Important Farmland Finder. Online at: <https://maps.conservation.ca.gov/DLRP/CIFF/>. Site visited on April 2, 2020.

20. GREENHOUSE GAS EMISSIONS

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

- (a) Construction of the proposed project would result in a temporary increase in greenhouse gas emissions from construction equipment and vehicle trips during operation. As discussed previously, however, the proposed retail store will likely decrease overall vehicle-miles-travelled, as currently many in Doyle and the surrounding area travel to Susanville and Reno for basic goods. Therefore, greenhouse gas emissions due to vehicle emissions will be less than significant, and may even decrease from the current baseline.
- (b) The project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Additionally, there are no thresholds of significance for the Northeast Plateau Air Basin.

Given the above considerations, the project will result in a less than significant impact to greenhouse gas emissions.

21. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

- (a) The project has the potential to degrade the quality of the environment; however, given the information and analysis provided in this initial study, any such degradation will have a less than significant effect.
- (b) Any cumulative effect resulting from the project will be less than significant.
- (c) The project will not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.

RECEIVED



USE PERMIT APPLICATION

DEC 04 2019

FILING FEE: CLASS 1 \$397 CLASS 2 \$571 CLASS 3 \$2,381

DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

(530) 251-8269 • (530) 251-8373 (fax)

www.co.lassen.ca.us

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES

Form must be typed or printed clearly in black or blue ink. All sections must be completed in full.

This application consists of one page; only attach additional sheets if necessary.

FILE NO. UP#2019-011

Property Owner/s	Property Owner/s
Name: Frank D. Aragon	Name:
Mailing Address: 3980 Strickland Mine Road	Mailing Address:
City, ST, Zip: Placerville, California 95667	City, ST, Zip:
Telephone: 916-204-2713 Fax:	Telephone: Fax:
Email: ara98@yahoo.com	Email:

Applicant/Authorized Representative*	Agent (Land Surveyor/Engineer/Consultant)
Same as above: <input type="checkbox"/>	Correspondence also sent to: <input type="checkbox"/>
Name: Woodcrest Real Estate Ventures, Steve Powell	Name: Projection Engineering, Paul Fisher
Mailing Address: 1410 Main Street, Suite C	Mailing Address: 1230 Cedar Street
City, ST, Zip: Ramona, California 92065	City, ST, Zip: Ramona, California 92065
Telephone: 760-271-9400 Fax:	Telephone: 760-443-6504 Fax:
Email: steve@woodcrestrev.com	Email: paulfisher@projectionengineering.com License #: 71549

Project Address or Specific Location: Northwest corner of U.S. Hwy 395 and Old Hwy 395			
Deed Reference: Book: 141	Page: 6	Year:	Doc#:
Zoning: Currently: A1 / Proposed: Commercial		General Plan Designation:	
Parcel Size (acreage): A: 1.37 + B: 1.46 = 2.83 total		Section: 6	Township: 25N Range: 17E

Assessor's Parcel Number(s):	A: 141 - 060 - 12	B: 141 - 060 - 13	- -
- -	- -	- -	- -

Project Description:
See "Attachment A: Project Description"

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:	<i>Steve Powell</i> Date: 11/30/2019
Date:	Date:

See associated process form for required attachments and instructions.

RECEIVED



Initial Study Application

DEC 04 2019

FILING FEE: \$611.00
 DEPARTMENT OF PLANNING AND BUILDING SERVICES
 707 Nevada Street, Suite 5 · Susanville, CA 96130-3912
 (530) 251-8269 · (530) 251-8373 (fax)
 www.co.lassen.ca.us

LASSEN COUNTY DEPARTMENT OF
 PLANNING AND BUILDING SERVICES

Form must be typed or printed clearly in black or blue ink. All sections must be completed in full.
 This application consists of one page; only attach additional sheets if necessary.

FILE NO. IS#2019-007

Property Owner/s	Property Owner/s
Name: Frank D. Aragon	Name:
Mailing Address: 3980 Strickland Mine Road	Mailing Address:
City, ST, Zip: Placerville, California 95667	City, ST, Zip:
Telephone: 916-204-2713 Fax:	Telephone: Fax:
Email: ara98@yahoo.com	Email:

Applicant/Authorized Representative*	Agent (Land Surveyor/Engineer/Consultant)
Same as above: <input type="checkbox"/>	Correspondence also sent to: <input type="checkbox"/>
Name: Woodcrest Real Estate Ventures, Steve Powell	Name: Projection Engineering, Paul Fisher
Mailing Address: 1410 Main Street, Suite C	Mailing Address: 1230 Cedar Street
City, ST, Zip: Ramona, California 92065	City, ST, Zip: Ramona, California 92065
Telephone: 760-271-9400 Fax:	Telephone: 760-443-6504 Fax:
Email: steve@woodcrestrev.com	Email: paulfisher@projectionengineering.com License #: 71549

Project Address or Specific Location: Northwest corner of U.S. Hwy 395 and Old Hwy 395			
Deed Reference: Book: 141	Page: 06	Year:	Doc#:
Zoning: Currently: A1 / Proposed: Commercial		General Plan Designation:	
Parcel Size (acreage): A: 1.37 + B: 1.46 = 2.83 total		Section: 6	Township: 25N Range: 17E

Assessor's Parcel Number(s):	A: 141 - 060 - 12	B: 141 - 060 - 13	- -
- -	- -	- -	- -

Project Description:
See "Attachment A: Project Description"

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:	<i>Steve Powell</i> Date: 11/30/2019
Date:	Date:

ENVIRONMENTAL SETTING:

A. Describe the project site as it exists before the project, including information on size of parcel, topography, soil stability, plants and animals, and any cultural, historic or scenic aspects. Describe any existing structures on the site, and the use of the structure. Attach photographs of the site (optional).

The two parcels equate to 2.83 acres on relatively flat land, located at the northwest corner of U.S. Hwy 395 and Old Hwy 395. The project site contains a vacant commercial building known as Burger Barn with a detached storage building. The site is entirely disturbed, with sandy soil.

B. Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type and intensity of the land use (residential, commercial, agricultural, etc.). Attach photographs of the vicinity (optional).

Properties surrounding the proposed project site are a mix of residential (immediately to the West and South), industrial (to the North West), commercial (to the South West), and more residential on the East side of Old Hwy 395. Vegetation is managed by annual blading of the parcel for fire management. The entire site is disturbed.

Slope of Property:

(Approx. percentage of property having following slopes)

100%	(0-8%)
	(9-15%)
	(16-20%)
	(over 20%)

List all county, state, federal, or regional agencies from which a permit or approval is required:
Lassen County, California

Has any form of environmental document been prepared for the project:

Yes _____ If yes, attach. No X

List districts involved:

Fire: Doyle Fire Protection District; School: Lassen County Office of Education; Water - Private Well;
Sewer: Onsite Septic

Are there any natural or man-made drainage channels through or adjacent to the property?

No.

(Name and/or type of drainage channels)

Are the following items applicable to the project or its effects? Discuss below all items checked 'yes' (attach additional sheets as necessary).

NOTE: Applicant may be required to submit additional data and information if deemed necessary by the Environmental Review Officer or Lead Agency.

YES NO

_____ X

1. Change in lake, stream, or other body of water or ground water quality, or alteration of existing drainage patterns.

_____ X

2. Change in dust, ash, smoke, fumes, or odors in vicinity.

_____ X

3. Change in existing features of any bodies of water, live or intermittent streams, hills, or substantial alteration of ground contours.

Mitigation Measures proposed by the Property Owner/Applicant:

PL\Forms\Bones\Planning\Initial Study App7/30/15



USE PERMIT PROJECT DETAIL SUPPLEMENT

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

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):** _____ Estimated time frame goals: * Entitlement approval: March 2020, * Building permit issuance: May 2020, Single phase buildout of store: May – August 2020, seeking store occupancy certificate by September 2020, Store to have grand opening by October 2020.

2. **Existing use of property:** _____ Prior use: commercial restaurant: Burger Barn

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

North: _____ Limited mixed commercial/industrial uses

South: _____ Residential

East: _____ Residential

West: _____ Mostly residential, limited spot commercial

4. **Hours of proposed operation:** 8am to 10pm **Days of operation:** Monday - Sunday

5. **Number of shifts:** 2 **Number of employees:** 3 per shift

6. **Number of deliveries or pick-ups:** _____ per day 1-2 per week

7. **Number of visitors/customers:** 75-100 per day 525-700 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:** _____ All existing structures will be removed from the property except for the existing well. This will be a new build project

10. **Maximum height (in feet) of existing structures:** Up to 21'

11. **Maximum height (in feet) of proposed structures:** 26'-6" (rounded to 27')

12. Describe any existing structures to be removed: There are three existing structures to be removed.

1. Main CMU two story block building: 1,600 sq. ft. 2. One story CMU storage building: 144 sq. ft.

3. Log well shed: 100 sq. ft.

13. Describe proposed structures and improvements (e.g., buildings, parking, roads, and sewer services, etc.). Please include dimensions and floor area: The project proposes to construct a single story

9,100 sq. ft., (130'x70') retail store (Dollar General), with a maximum height of 27 feet. The site is designed for on-site delivery truck circulation, parking for 45 vehicles and one loading zone space. In addition, there will be a dumpster enclosure, landscaping, on-site stormwater treatment, a private septic system for sewage disposal, and an on-site well for all water demands. Access to the site will be provided via a driveway on Old Hwy 395.

14. Describe the topography and physical environment at and surrounding the project site: The site is currently developed and disturbed. There is relatively little topographical surface change, approx. 2.0' overall from front to back. The site is bordered by road frontages on two sides and developed parcels on the remaining two sides.

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

The project proposes two free standing parking lot lights that will comply to dark sky ordinances. The building light fixtures will be downward facing wall packs and floods. All lighting, exterior and interior will be designed to confine direct lighting to the premises. There will be no light trespass beyond any property lines.

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 +/-1.1 acres

Quantity of cut: 500 cubic yards Quantity of fill: 1,200 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: +/-0.9 acres

18. Number of existing parking spaces: unknown employee unknown customer

Number of proposed parking spaces: 45 proposed parking spaces

Describe surfacing of parking area: Asphalt Paving

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: Plumas-Sierra Rural Electric Cooperative (PSREC) Underground ☐ Overhead ☒

Telephone: Unknown 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: _____

LP/Natural Gas: LP

If an extension of utility lines is necessary, indicate which services and the distance of the extension: No utility line extensions are proposed

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

High School: Lassen County Office of Education

Elementary School: Lassen County Office of Education

Fire Protection: Doyle Fire Protection District

Community Services District: Unknown

Water: N/A

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: Permitting Area: Lassen County

Anticipated Permits Required: Design Review, Class II Use Permit, Lot Merger, Building Permit, Landscape Permit

ATTACHMENT A: PROJECT DESCRIPTION

DOYLE - GENERAL RETAIL

Property Address: Northwest Corner of U.S. Hwy 395 and Old Hwy 395

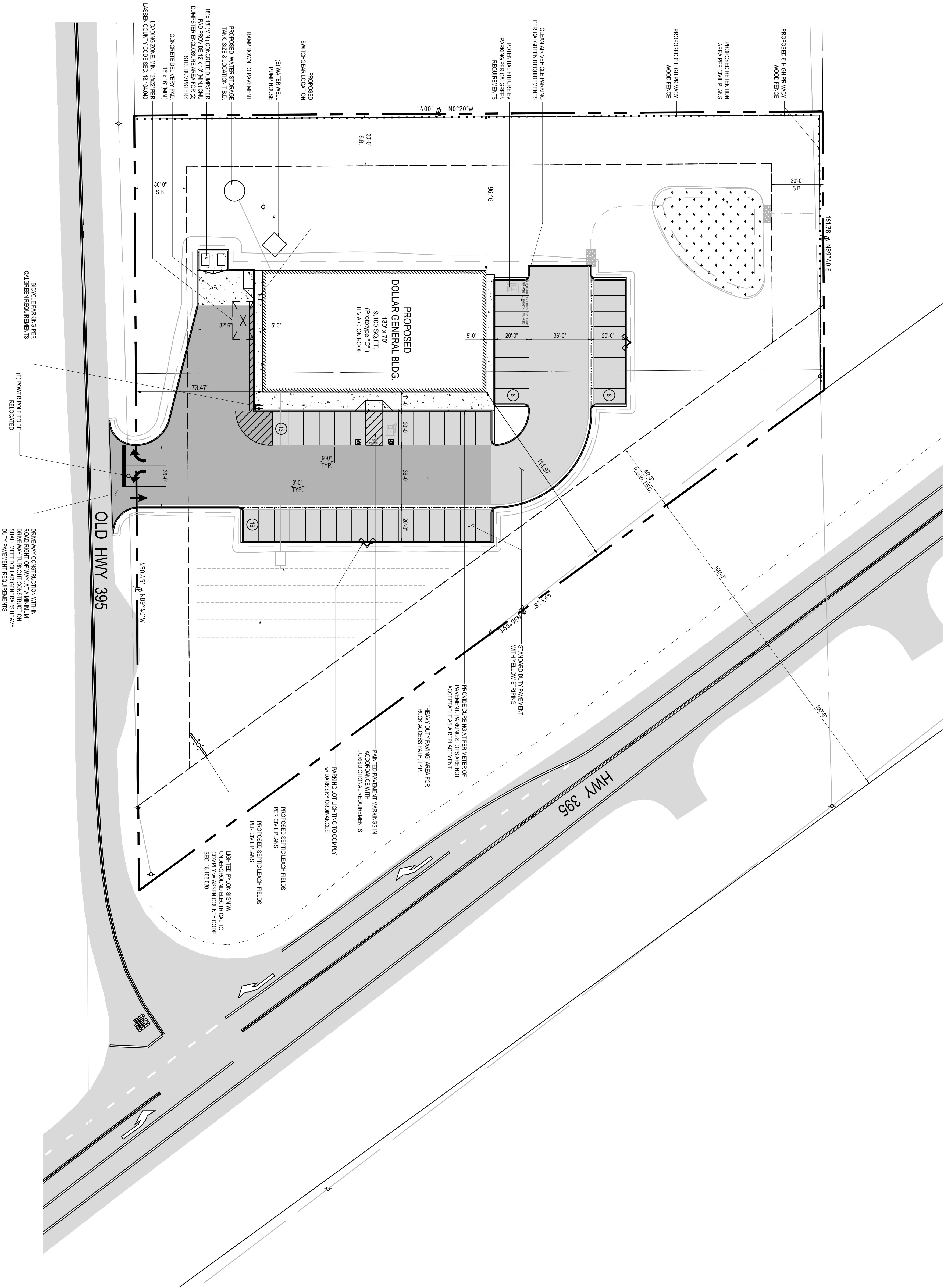
APN: 141-060-12 & -13
Township 25N, Range 17E, Section 6

PROJECT DESCRIPTION

The Project site fronts on the West side of U.S. Hwy 395 and the North side of Old Hwy 395, in the town Doyle, Lassen County, California. The Project site includes parcels APN#: 141-060-12 and 141-060-13, and these two parcels will be merged as a condition of project approval. The subject parcels are in the "A-1" General Agricultural District Zone. Per Section 18.16.050 of the Lassen County Zoning Ordinance, uses in the A-1 zone that are allowed by a use permit include uses allowed by right or by a use permit in the C-T zone. Per Section 18.34.030, item 1., "Retail Stores" are allowed by right in the C-T zone. Through the processing of a CLASS 2 Use Permit, the Project proposes to construct a 9,100 sq. ft. retail store, (Dollar General), with a maximum height of 27 feet. The site will be designed for on-site delivery truck circulation, parking for 45 vehicles and one loading zone space. In addition, there will be a dumpster enclosure, landscaping, on-site stormwater treatment, a private septic system for sewage disposal, and an on-site well for all water demands. Access to the site will be provided via a driveway on Old Hwy 395.

Dollar General hours of operation are Monday thru Sunday 8am to 10pm. Typically, there will be 3 employees during a normal shift and 4-5 customers at a time during peak hours.

The project will process a Lot Line Merger, Use Permit, Design Review, and Initial Study Application with Lassen County.



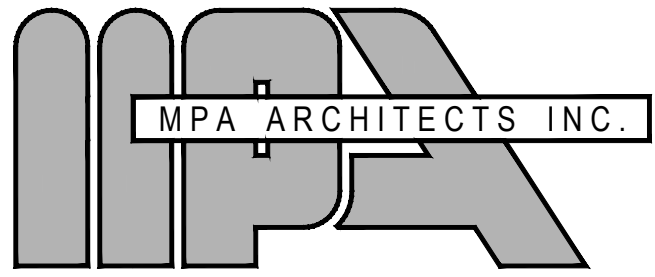
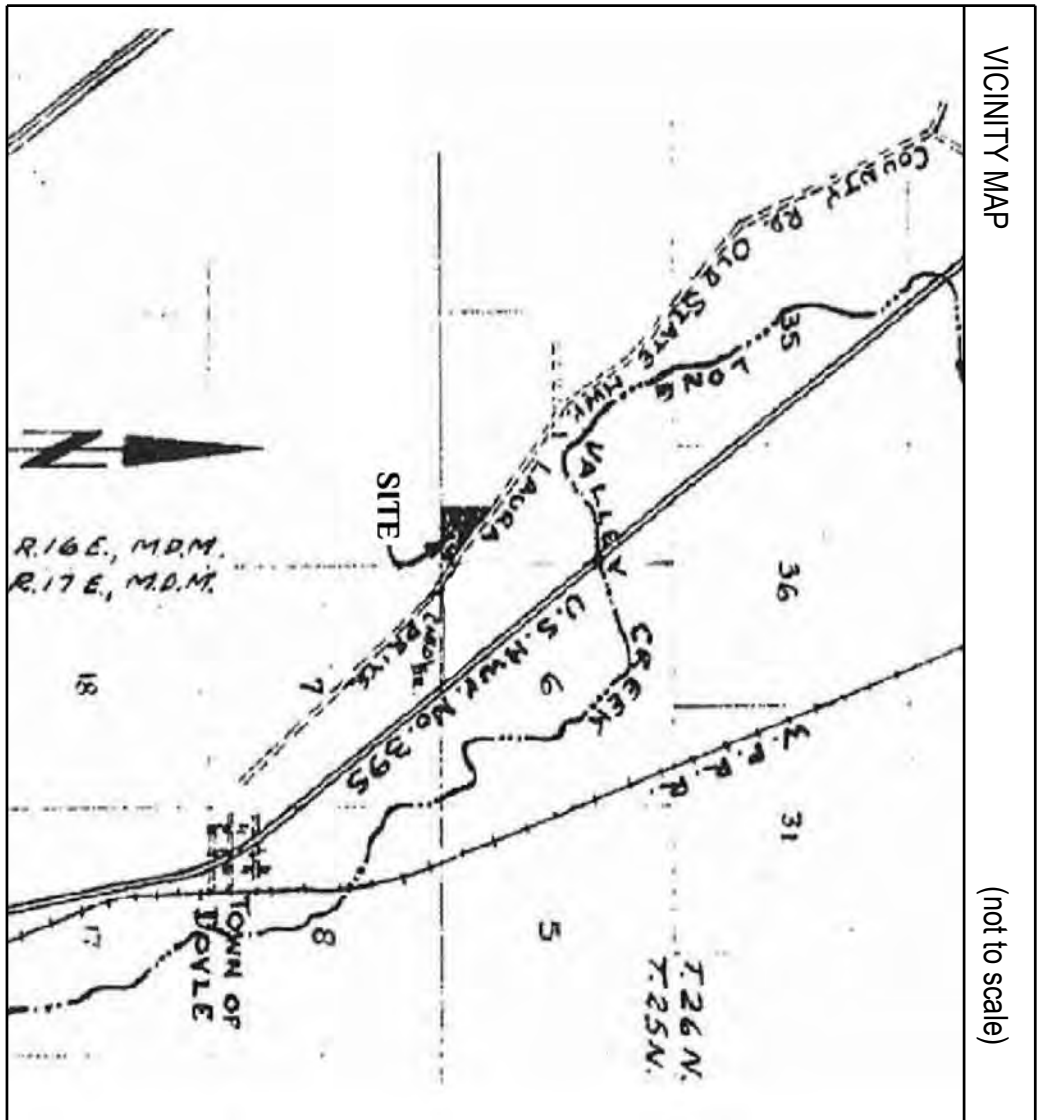
SITE ANALYSIS	
AREA ANALYSIS	
SITE AREA	122.47 SQUARE FEET (2.81 ACRES)
PROPOSED BUILDING AREA	9,100 SQUARE FEET
PROPOSED BUILDING HEIGHT	TBD
BUILDING COVERAGE	7.4%
EXISTING AND USE	A DISTRICT
PROPOSED BUILDING USE	SINGLE-FAMILY (TO BE VACATED)
CONSTRUCTION TYPE	V-8
BUILDING SPRINKLERED	TBD
PROPOSED OCCUPANCY GROUP	M, S1
PROPOSED BUILDING USE	RETAIL
PROPOSED OCCUPANCY LOAD	TBD

LEGAL DESCRIPTION	
PARTIALS: PAR. 141 - 060 - 124.13	
LOTS 1 AND 2 AS SHOWN ON THAT CERTAIN MAP ENTITLED "LONG VALLEY CREEK SUBDIVISION UNIT NO. 1 FILED AUGUST 18, 1994, IN THE COUNTY OF LASSSEN COUNTY RECORDER, IN BOOK 05 OF MAPS, AT PAGE 35.	
TOWNSHIP 29N, RANGE 17E, SECTION 6	

PARKING ANALYSIS	
JURISDICTION	Lassen County
USE	AREA (S.F.) # EMPLOYEES OTHER RATIO PARKING REQ'D
RETAIL	9,100 N/A 1/200 SF 45
PARKING REQUIRED	45 SPACES

PARKING PROVIDED	
TOTAL NUMBER OF PARKING SPACES	45 SPACES
COMPACT SPACES (CBC TABLE 11B-208.2)	2 SPACES
CLEAN AIR VEHICLE PROOF SPACES (CGASC TABLE 5.106.5.3)	2 SPACES
POTENTIAL FUTURE EV SPACES (CGASC TABLE 5.106.5.3.1)	2 SPACES
# OF EV SPACES REQUIRED TO BE EVN ACCESSIBLE (CBC TABLE 11B-208.3.2.1)	2 SPACES
# OF EV SPACES REQUIRED TO BE AMBULATORY (CBC TABLE 11B-208.3.2.1)	0 SPACES
NUMBER OF BI-CYCLE PARKING SPACES REQUIRED (CGASC 5.106.4.1)	2 SPACES

GENERAL NOTES:	
1. EV PARKING SPACES NOT REQUIRED TO BE ACCESSIBLE PER CBC TABLE 11B-208.3.2.1, QUALITY AS DESIGNATED PARKING FOR CLEAN AIR VEHICLES (CGASC 5.106.5.3.1)	



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F: 619.235.0597
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CLIENT
AMERICAN INSTITUTE OF ARCHITECTS
MEMBER

WOODCREST
1410 MAIN STREET, SUITE C
RAMONA, CALIFORNIA 92065
CONTACT: WADE WATLE
P: 760.789.5493
e: wade@woodcrestreview.com

PROJECT
A PROPOSED COMMERCIAL DEVELOPMENT FOR:
DOLLAR GENERAL®
NWC STATE HWY 395 & OLD HIGHWAY 395
DOYLE, CA. 96109

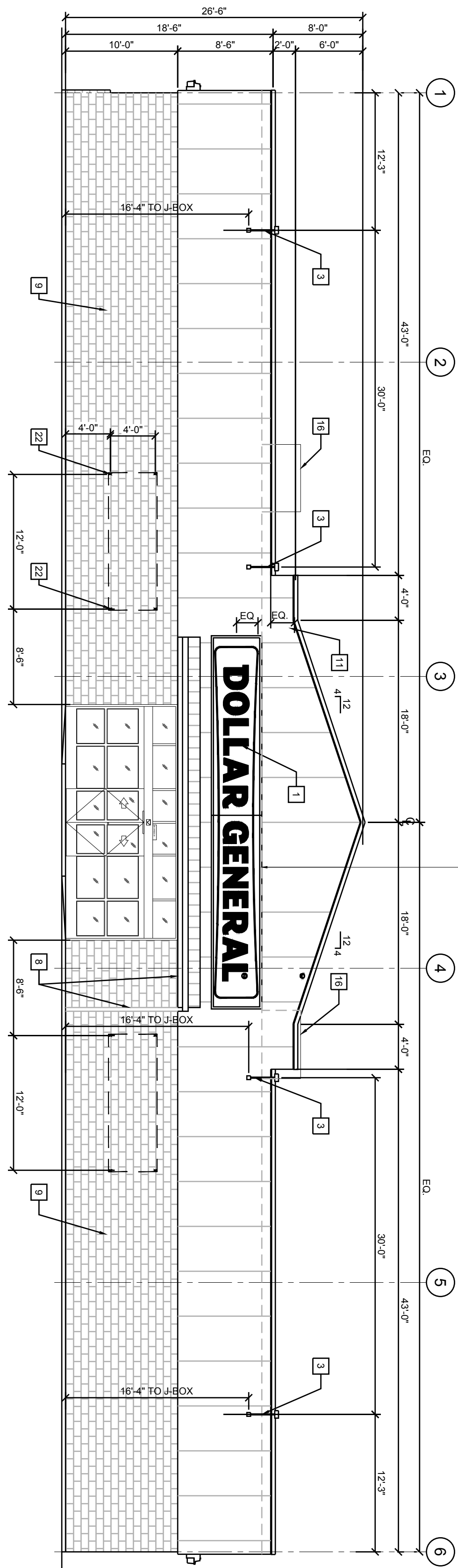
REVISIONS	
NO.	DESCRIPTION
1	DESIGN REVIEW

DOLLAR GENERATOR

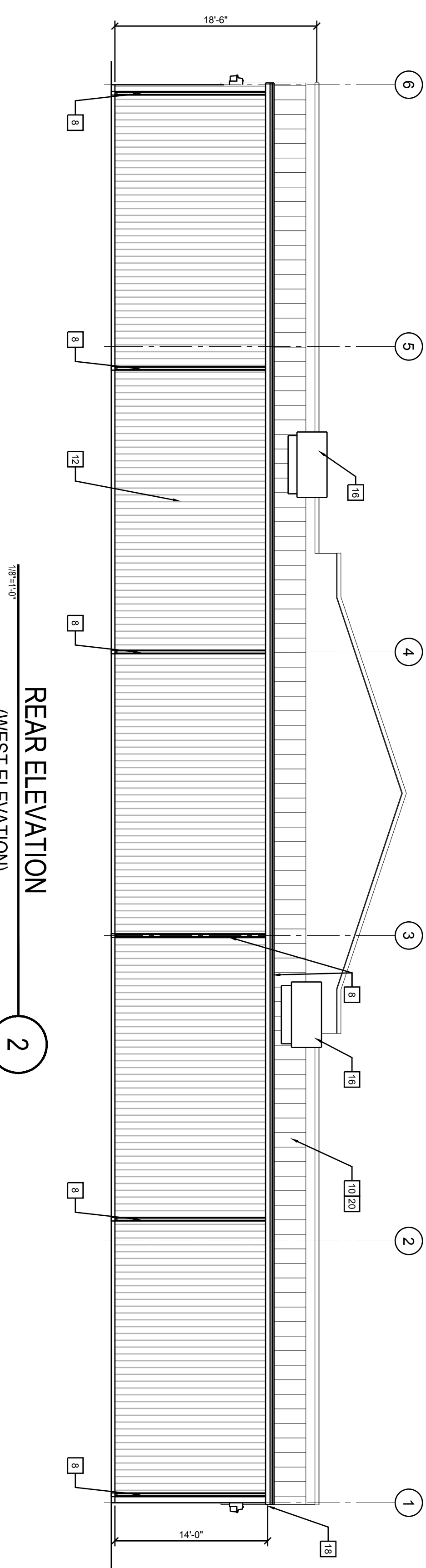
NWC STATE HWY 395 & OLD HIGHWAY 395

SHEET TITLE		
SITE PLAN		
DATE	SCALE	AS NOTED
11/27/19		
DESIGNED BY	L. DME	
CHECKED BY	-	
PROJECT NUMBER	19008	A

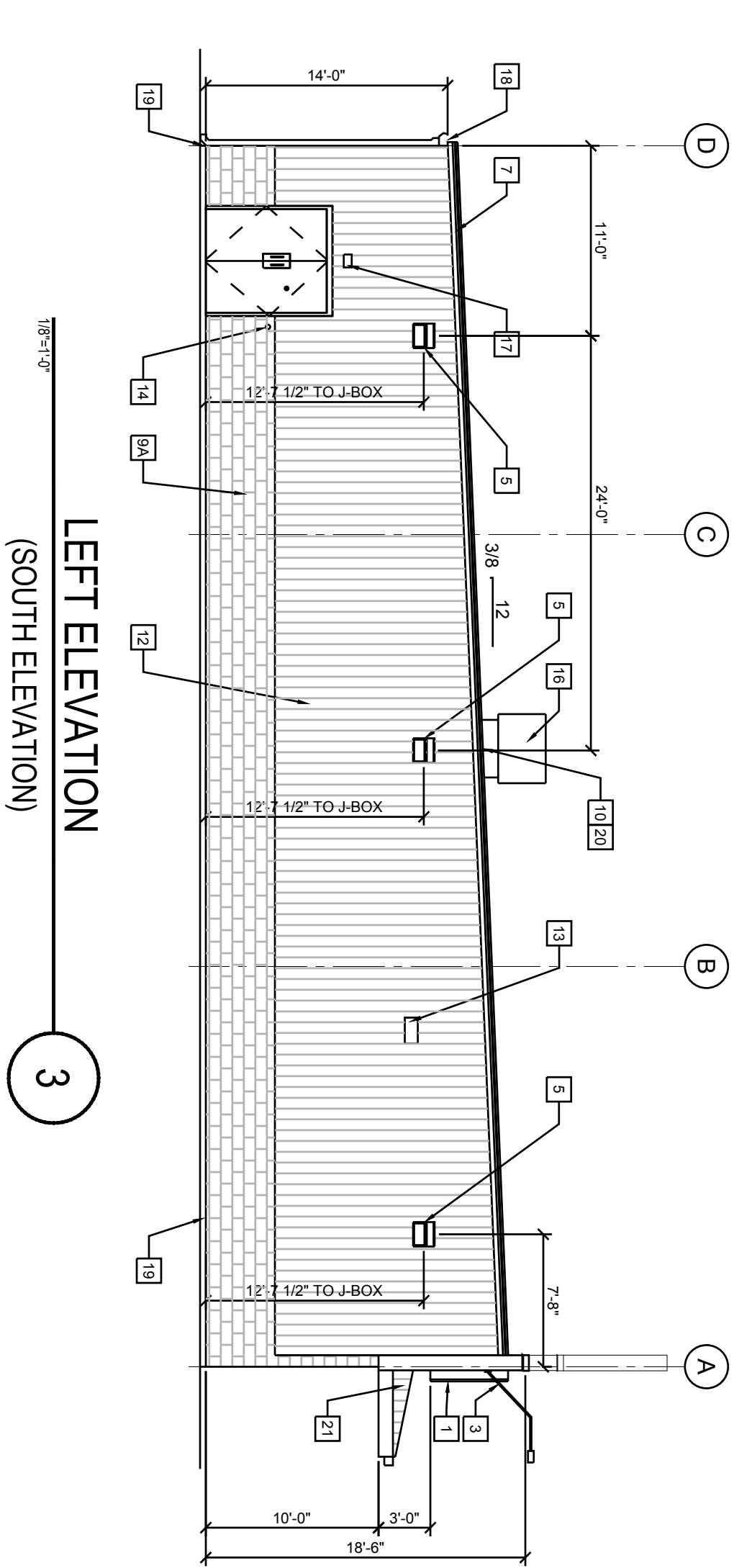
REFER TO SHEET A14.005
FOR BUILDING SIGNAGE
TYPICAL BUILDING SIGNAGE
INFORMATION & SPECIFICATIONS



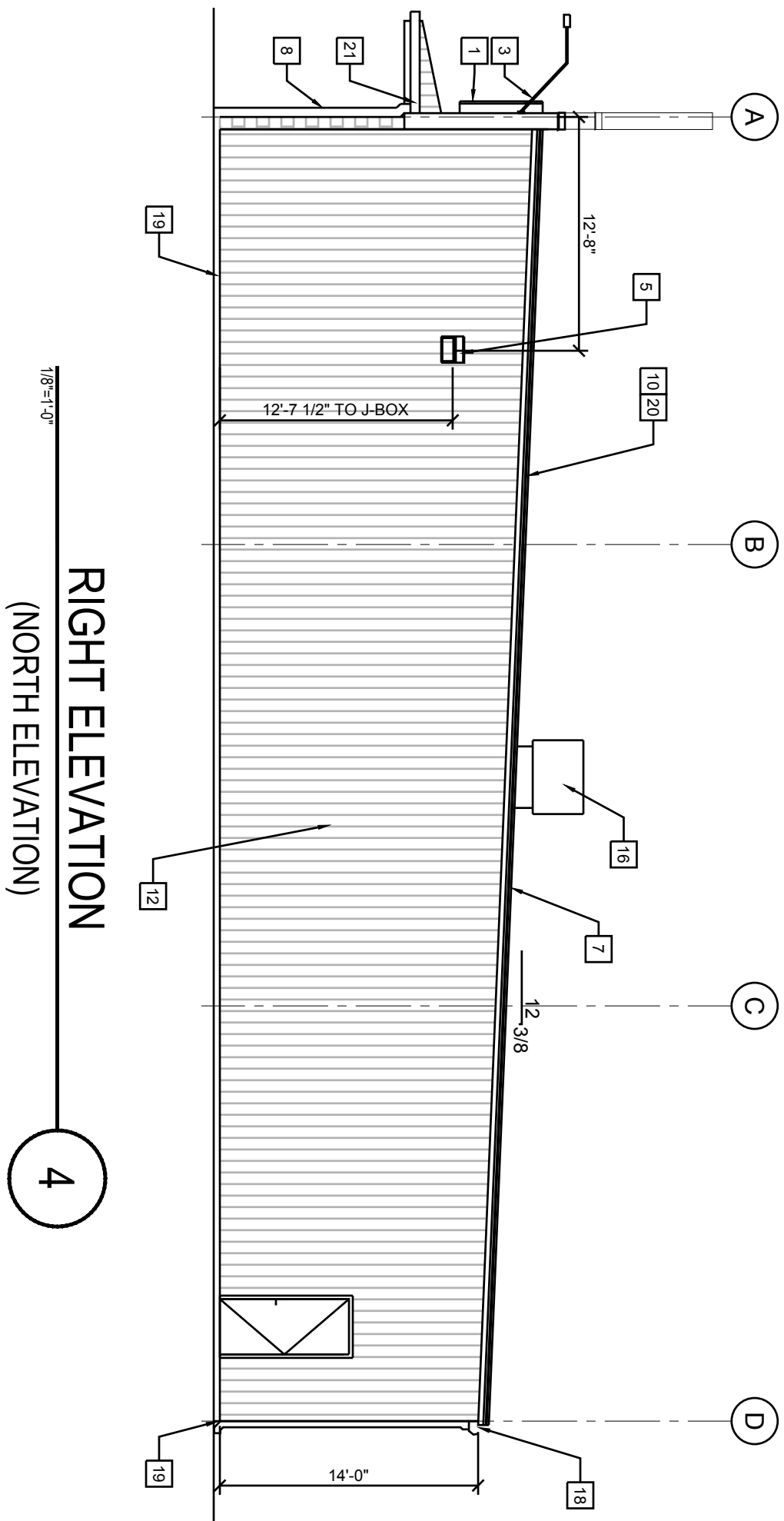
FRONT ELEVATION
(EAST ELEVATION @ HWY 395)



REAR ELEVATION
(WEST ELEVATION)



LEFT ELEVATION
(SOUTH ELEVATION)

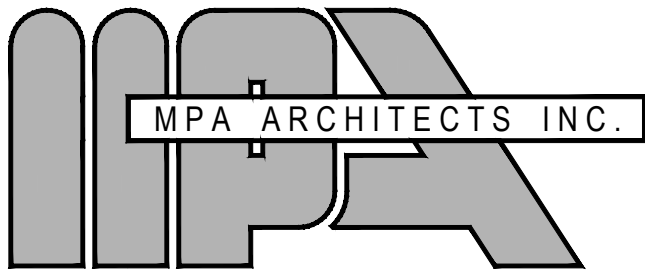


RIGHT ELEVATION
(NORTH ELEVATION)

COLORS & MATERIALS			
PRE-ENGINEERED METAL BUILDING SYSTEM	VPP BUILDINGS ATTN: DAVID DUNLAP (607) 588-4830	PREFERRED COLORS IF ALTERNATE EXTERIOR OF METAL PANELS	
EXTERIOR FINISHES			
EXTERIOR FINISHES ARE TO MATCH OR BE EQUAL TO VPP METAL BUILDING SYSTEMS FINISH SELECTION UNLESS AUTHORITY HAVING JURISDICTION DOES NOT ALLOW.			
GUTTERS	COOL EGYPTIAN WHITE		
DOWN SPOUTS	COOL DARK BRONZE		
SIDE AND REAR METAL WALL PANELS & TRIM, RECEIVING & EMERGENCY EXIT DOORS (REFER TO DOOR SCHEDULE)	BRONZE		
ARCHITECTURAL BLOCK AT BUILDING FACADE TO BE PRE-FINISHED OR PAINTED (2 COATS GLOSS XP MASONRY COATING REQUIRED) AND CANOPY	COOL COTTON WHITE		
REAR METAL WALL PANELS	GALVALUME		
FLAT METAL ROOF (A) S TO STOREROOM VESTIBULE AREA	SHERWIN WILLIAMS "BALANCED BEIGE"		
BUILDING FASCIA WALL, PARAPET OVER ENTRANCE, AND CANOPY	SHERWIN WILLIAMS "VAN DYKE" BROWN		
STANDING SEAM METAL ROOF PANELS	BRONZE		
LINER PANELS (INTERIOR SALES AND RECEIVING FLOOR)	WHITE BY PEMB MANUFACTURER		
	GALVALUME		

NOTE:
1. REFER TO SHEET T01 FOR ADDITIONAL INFORMATION ON RECOMMENDED NATIONAL
ACCOUNT VENDORS.
2. NATIONAL ACCOUNT AND CONTACT INFORMATION SUBJECT TO CHANGE.

ELEVATION KEYED NOTES	
1	SIGN FURNISHED AND INSTALLED BY DOLLAR GENERAL CORP. WITH CIRCUIT AS NOTED ON ELECTRICAL PLAN. SIGN TO BE CENTERED ON FRONT OF BUILDING. CONTRACTOR IS TO PROVIDE THE SIGN. SIGNAGE IS REQUIRED BY SIGN 1,400 LBS. EXTERIOR CANOPY SIGN SHALL BE SUPPORTED BY THE FACE OF THE CANOPY. COORDINATE THE PROPER SIGNAGE TO BE USED WITH DOLLAR GENERAL.
2	NOT USED.
3	FLOOD LIGHT. REFER TO ELEC. DRAWINGS FOR ADDITIONAL INFO.
4	NOT USED.
5	WALL PACK. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
6	NOT USED.
7	TRIM. - SEE EXTERIOR FINISH SCHEDULE FOR COLOR.
8	GUTTER AND DOWNSPOUT. - SEE EXTERIOR FINISH SCHEDULE FOR COLOR.
9	8" SPLIT FACE CONCRETE MASONRY UNIT.
10	STANDING SEAM METAL ROOF.
11	PRE-FINISHED METAL WALL PANELS FOR THE FASCIA AND PARAPET OVER THE ENTRANCE. REVERSE RIB PROFILE.
12	PRE-FINISHED METAL WALL PANELS FOR THE SIDE AND REAR OF THE BUILDING. PROVIDE TAMPER-RESISTANT FASTENERS FOR BOTTOM 8'-0".
13	VENT FOR BATHROOM EXHAUST. REFER TO M01 FOR ADDITIONAL INFORMATION.
14	DOOR BUZZER. REFER TO E01 FOR ADDITIONAL INFORMATION.
15	NOT USED.
16	HVAC UNITS MOUNTED ON ROOF. REFER TO MECHANICAL SHEET M1 FOR MORE INFORMATION.
17	OUTSIDE AIR TEMP. SENSOR MOUNTED OVER RECEIVING DOORS @ 8'-0" A.F.F.
18	MINIMUM EAVE HEIGHT IS 14'-0" A.F.F.
19	FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR AT ALL NON PAVED AREAS.
20	IN NORTHERN CLIMATES, PROVIDE SNOW GUARDS ON ROOF PER LOCAL CODE.
21	METAL CANOPY BY PRE-ENGINEERED METAL BUILDING MANUFACTURER. (ONLY APPLICABLE TO C & D PROTOTYPES)
22	1/2" DIAMETER x 6" LONG STAINLESS STEEL EYE BOLTS (CLOSED) WITH 1" DIAMETER OPENINGS. DRILL AND EPOXY INTO BLOCK WALL. 4 BOLTS TO BE LOCATED AS SHOWN EACH SIDE OF ENTRY. TOTAL OF 8 BOLTS.



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San Diego, CA 92104
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F: 619.238.0557
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CLIENT



1410 MAIN STREET, SUITE C
RAMONA, CALIFORNIA 92065

CONTACT: WADE WATKINS
P: 760.788.5493
E: wade@woodcrestllc.com

PROJECT

A PROPOSED COMMERCIAL DEVELOPMENT FOR:

DOLLAR GENERAL®

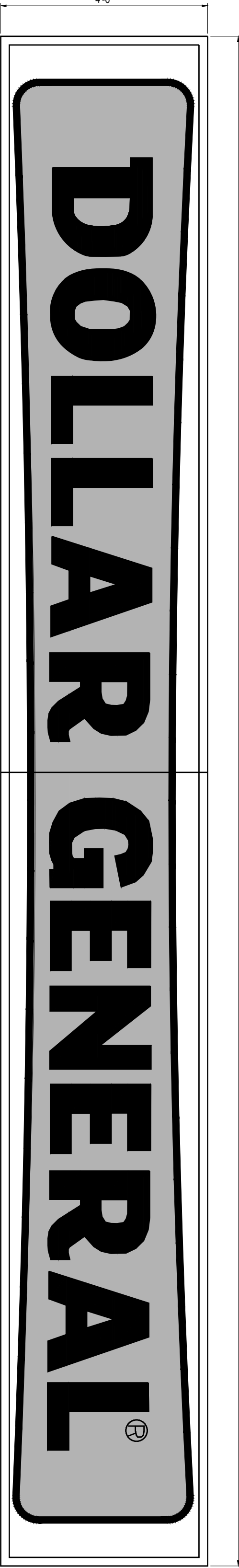
NWC STATE HWY 395 & OLD HIGHWAY 395
DOYLE, CA. 96109

REVISIONS	
NO.	DATE

SHEET TITLE	
EXTERIOR ELEVATIONS	

DATE	11-27-19	SCALE	AS NOTED
DESIGNED BY	L. DINE	CHECKED BY	15028
PROJECT NO.	19028		

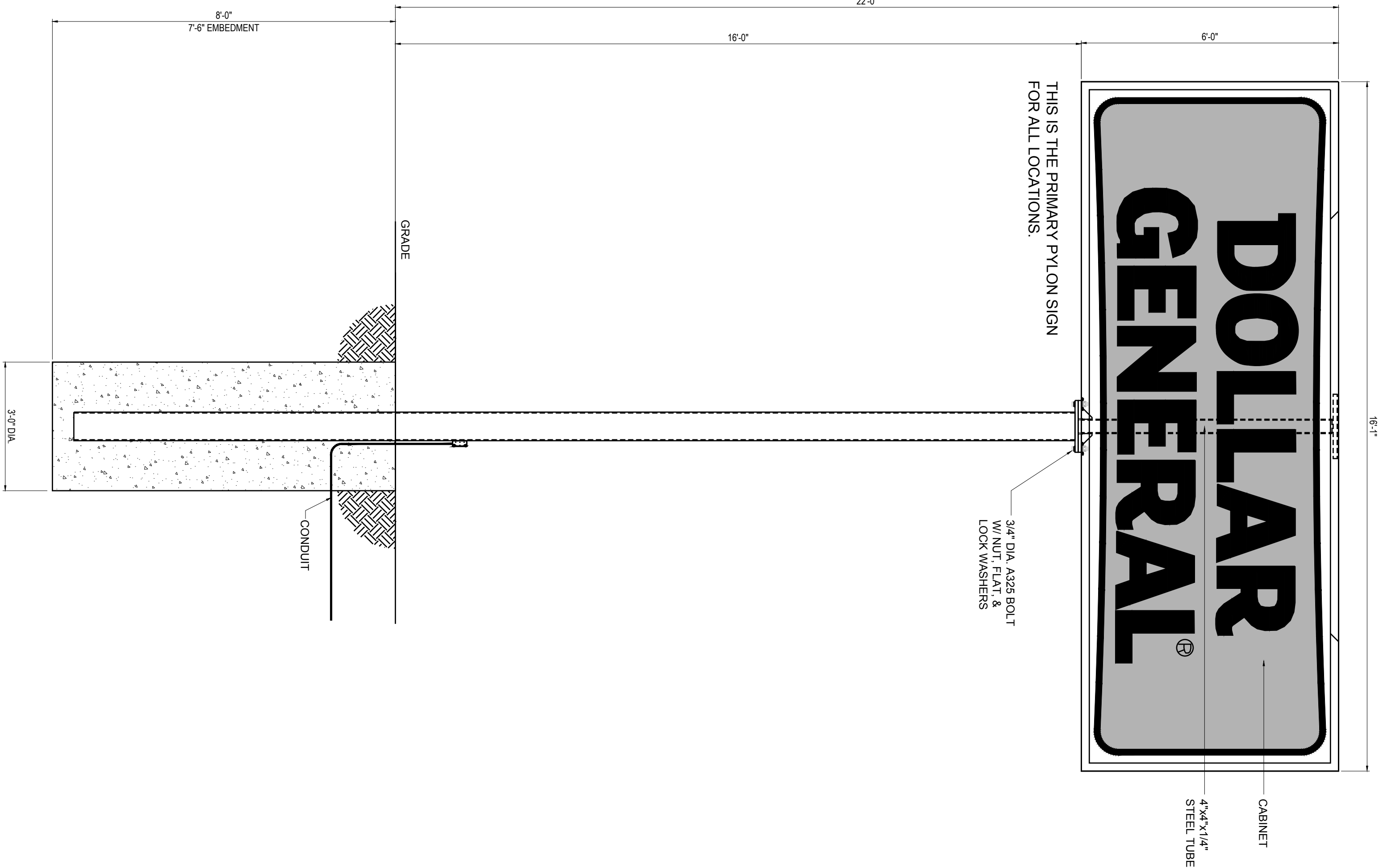
A3.0



PROTOTYPICAL MAIN BUILDING SIGN FOR C & D SCHEMES

EXTERIOR BUILDING SIGN

A

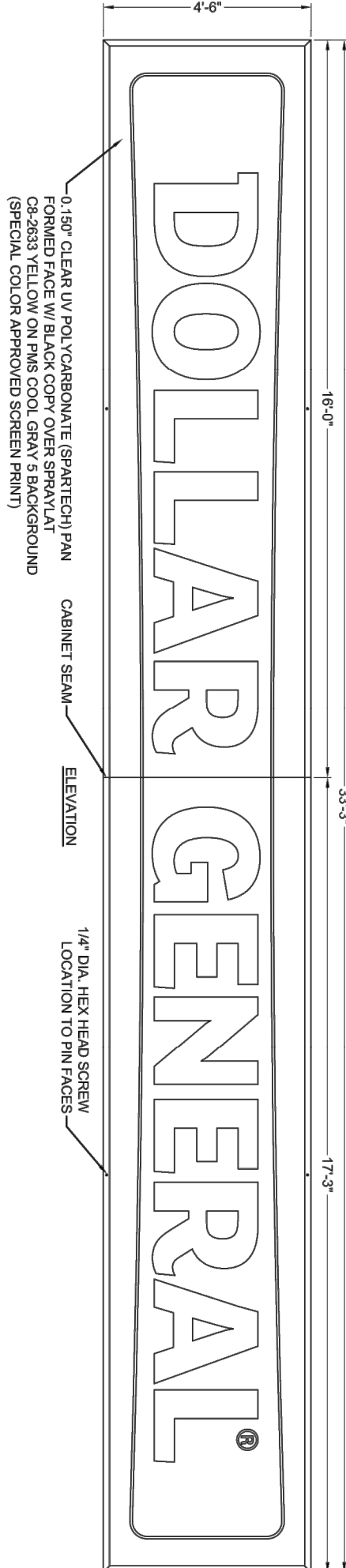


PYLON SIGN

B

SIGN SPECIFICATIONS

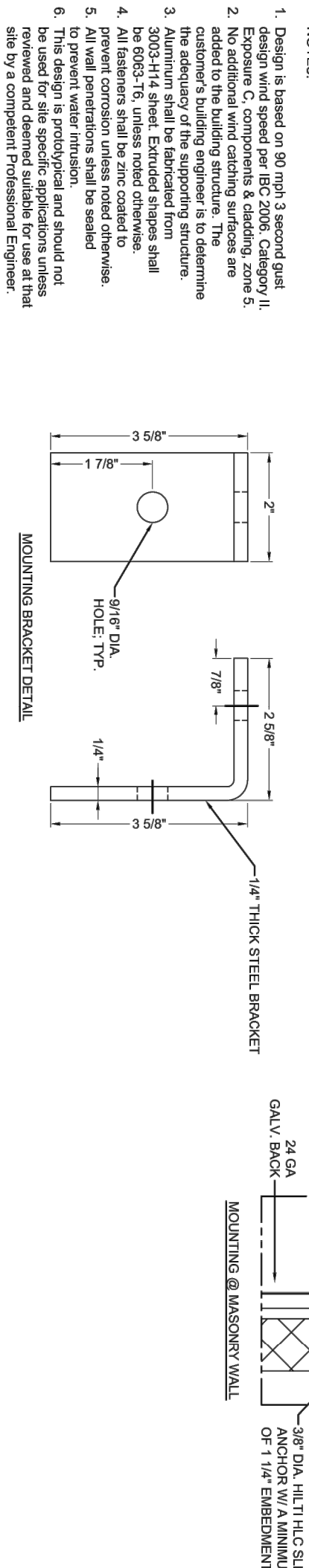
1. BUILDING SIGNS: PROVIDE CONDUIT AND WIRE FROM ELECTRICAL PANEL TO SIGN CANOPY. THE CONDUIT IS TO BE 1" AND HAVE ONE SET OF 102 WIRE WITH GROUND. BUILDING CANOPY MUST BE SUFFICIENTLY BUILT TO SUPPORT THE DOLLAR GENERAL SIGN OR UP TO 1400 LBS. NOTE: IF THE LEASE AGREEMENT IS FOR 25 YEARS, THE SIGN MUST BE BUILT TO SUPPORT 24" WITH GROUND.
2. PYLON SIGNS: PROVIDE CONDUIT FROM ELECTRICAL PANEL TO LOCATION OF THE Pylon SIGN. THE CONDUIT IS TO BE 1" AND HAVE ONE SET OF 102 WIRE WITH GROUND.
3. FINAL ELECTRICAL CONNECTIONS FOR SIGN SHALL BE THE SIGN VENDORS RESPONSIBILITY SINCE THE J BOX AND WIRES ARE IN PLACE.
4. SEE CHART ABOVE FOR SIGN SPECIFICATIONS.
5. SEE SHEET A8 FOR SIGN BRACING DETAILS.
6. PYLON SIGN CANTENTS TO CLEAR 15' FROM GRADE AND EDGE SHALL BE LOCATED NO CLOSER THAN 10' TO ANY OVERHEAD UTILITY LINES.



0.187" CLEAR LV POLYCARBONATE (SPARTITECH FAN C-2823) YELLOW ON DARK COOL GRAY S BACKGROUND (OFFICIAL COLOR APPROVED SCREEN PRINT)

GRAPHICS PRINTED ON THIS DRAWING ARE TO BE USED FOR PRODUCTION ART. DO NOT USE THIS DRAWING FOR PRODUCTION ART. REFER TO PRODUCTION ELECTRONIC FILES.

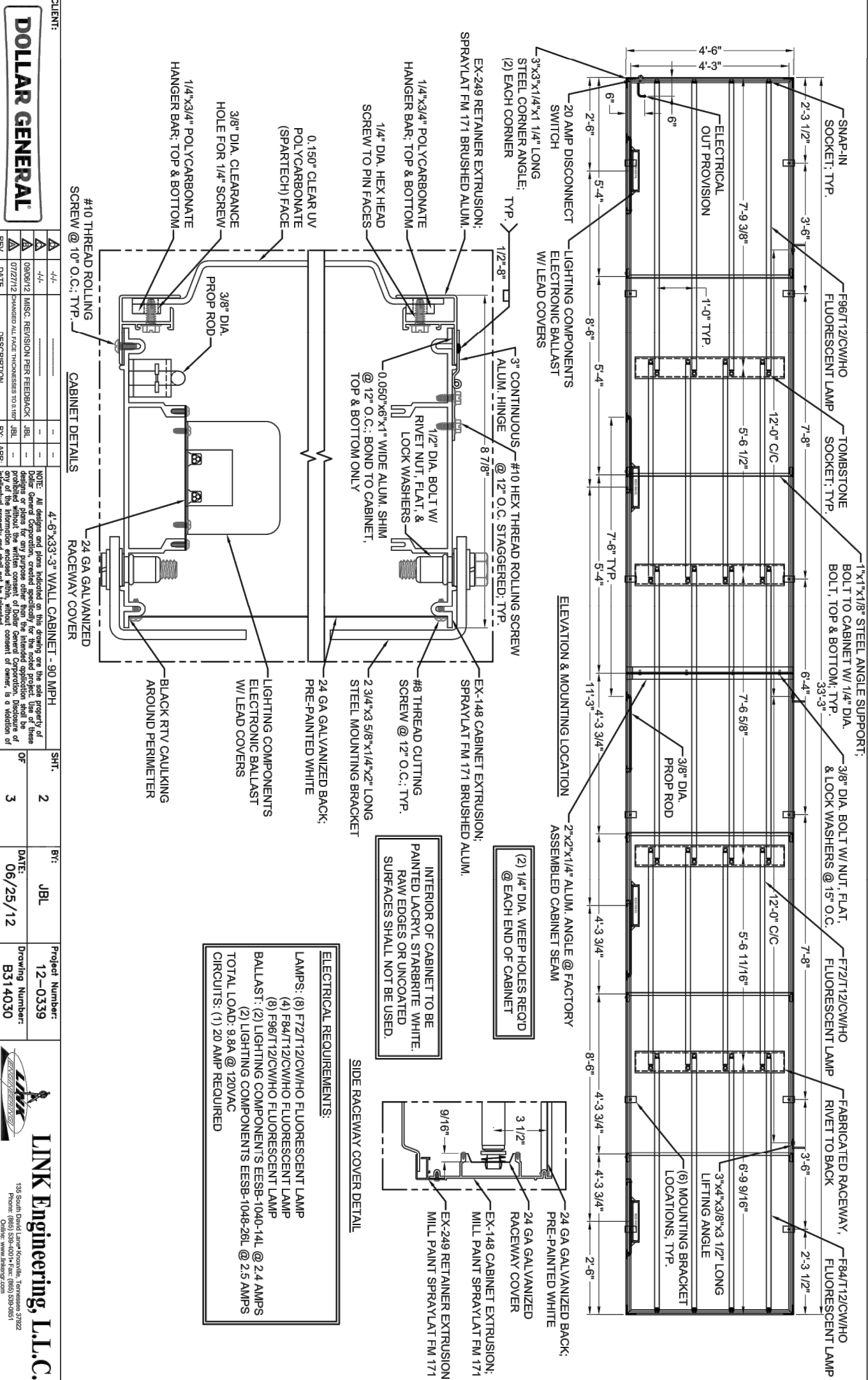
ALL EXPOSED FASTENER HEADS SHALL BE PAINTED TO MATCH THE EXTERIOR CABINET FINISH.



1. Design is based on 30' x 30' x 30' sign.
2. Exposure C, component & shading zone 5.
3. Aluminum shall be fabricated from 6063-T6, unless noted otherwise.
4. All wall penetrations shall be sealed.
5. All wall penetrations shall be sealed.
6. This sign is prototypical and should not be used for production without review and approval by a competent Professional Engineer.

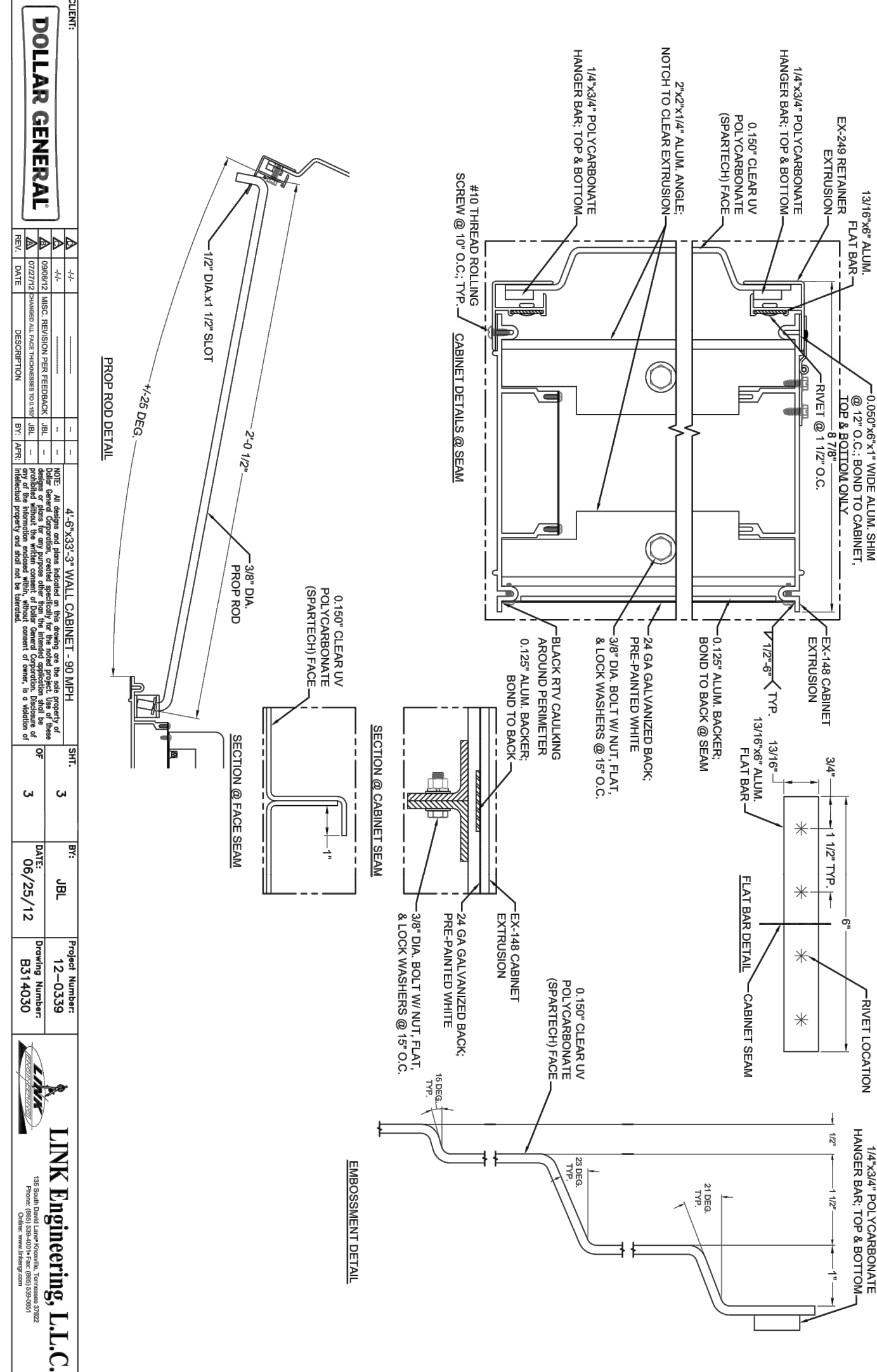
DATE	BY	CHK	APP	PROJECT NUMBER	DATE	BY	CHK	APP
06/25/12	JEL			12-0339	06/25/12	JEL		
06/25/12	B31403D			12-0339	06/25/12	B31403D		

LINK Engineering, L.L.C.
1410 MAIN STREET, SUITE C
SAN DIEGO, CALIFORNIA 92104
P: 760-789-5493
E: info@linkeng.com



DATE	BY	CHK	APP	PROJECT NUMBER	DATE	BY	CHK	APP
06/25/12	JEL			12-0339	06/25/12	JEL		
06/25/12	B31403D			12-0339	06/25/12	B31403D		

LINK Engineering, L.L.C.
1410 MAIN STREET, SUITE C
SAN DIEGO, CALIFORNIA 92104
P: 760-789-5493
E: info@linkeng.com



DATE	BY	CHK	APP	PROJECT NUMBER	DATE	BY	CHK	APP
06/25/12	JEL			12-0339	06/25/12	JEL		
06/25/12	B31403D			12-0339	06/25/12	B31403D		

LINK Engineering, L.L.C.
1410 MAIN STREET, SUITE C
SAN DIEGO, CALIFORNIA 92104
P: 760-789-5493
E: info@linkeng.com

3578 30th Street
San Diego, CA 92104
P: 619.238.0595
F: 619.238.0557
www.mpa-architects.com

CLIENT

WOODCREST
1410 MAIN STREET, SUITE C
RAMONA, CALIFORNIA 92065

CONTACT: WADE WYLE
P: 760-789-5493
E: info@woodcrestllc.com

PROJECT

A PROPOSED COMMERCIAL DEVELOPMENT FOR:

DOLLAR GENERAL

NWC STATE HWY 395 & OLD HIGHWAY 395
DOYLE, CA. 96109

REVISIONS

NO.	DESCRIPTION	DATE
-----	-------------	------

SHEET TITLE

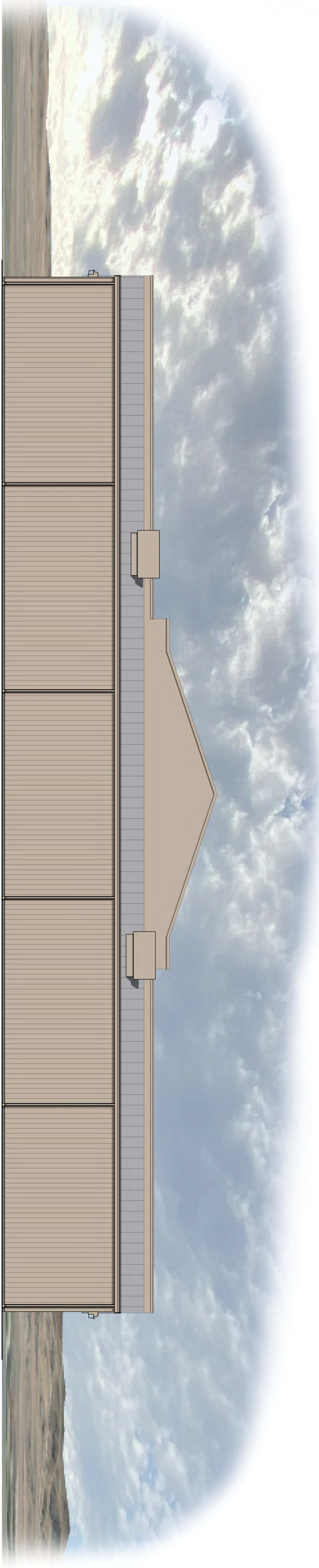
BUILDING SIGNAGE
DETAILS

DATE	BY	CHK	APP	PROJECT NUMBER	DATE	BY	CHK	APP
11-27-19	L DWE			12038	11-27-19	L DWE		
12-03-19	B31403D			12038	12-03-19	B31403D		

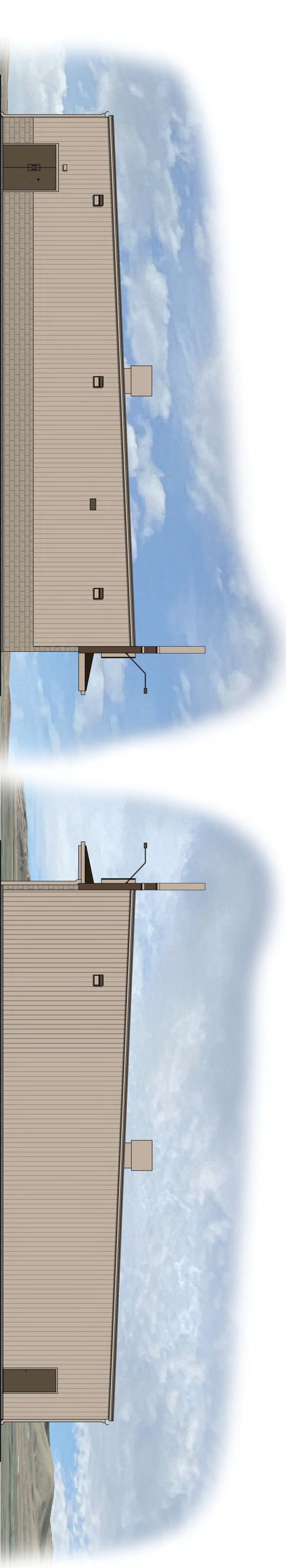
A4.0



18" = 1'-0"
FRONT ELEVATION
(EAST ELEVATION @ HWY 395) 1



18" = 1'-0"
REAR ELEVATION
(WEST ELEVATION) 2



18" = 1'-0"
LEFT ELEVATION
(SOUTH ELEVATION) 3

18" = 1'-0"
RIGHT ELEVATION
(NORTH ELEVATION) 4

A PROPOSED COMMERCIAL DEVELOPMENT FOR:

DOLLAR GENERAL®

NWC STATE HWY 395 & OLD HIGHWAY 395
DOYLE, CA. 96109

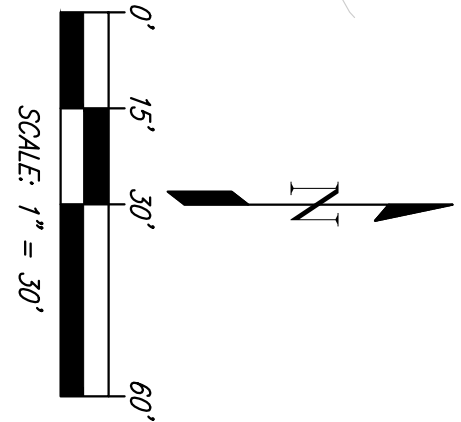
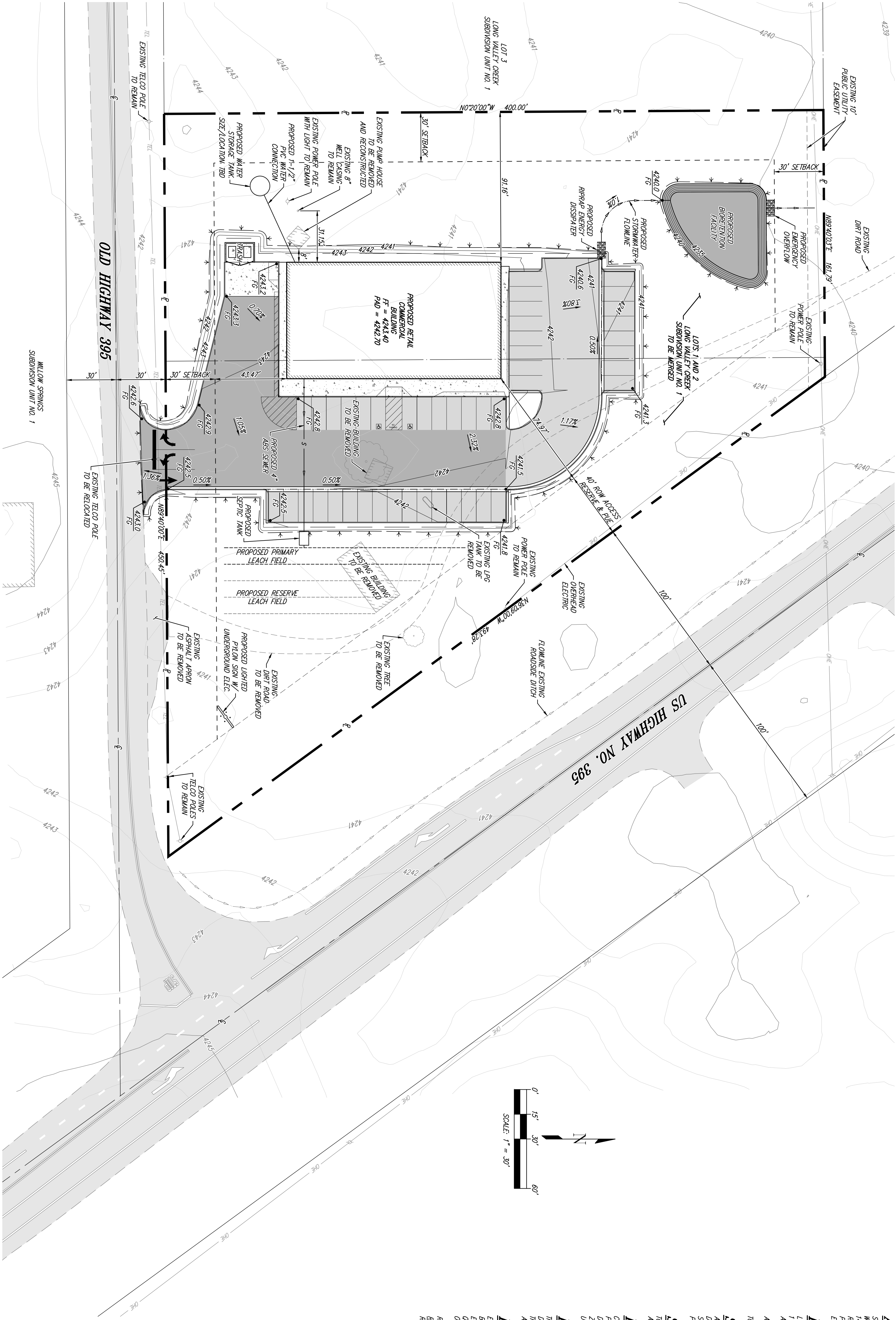
REVISIONS

NO.	DESCRIPTION	DATE
-----	-------------	------

SHEET TITLE

EXTERIOR COLORED
ELEVATIONS

DATE	BY	REVISION	AS NOTED
11-27-19	L. DALE	15028	
PROJECT NO.	19028		



APPLICANT

STEVE POWELL
WOODCREST RECY
1410 MAIN STREET, SUITE C
RAMONA, CA 92065
PHONE: 760-789-5493
EMAIL: STEVE@WOODCRESTRECY.COM

CIVIL ENGINEER

PAUL FISHER, PE
PROJECTION ENGINEERING, INC.
1230 CEDAR STREET
RAMONA, CA 92065
PHONE: 760-443-8304

OWNER

FRANK D. ARAGON
3980 STROCK AND NINE RD.
PLACERVILLE, CA 95667
916-204-2713

LEGAL DESCRIPTION

LOTS 1 AND 2 AS SHOWN ON THAT CERTAIN MAP ENTITLED "LONG VALLEY CREEK SUBDIVISION UNIT NO. 1", FILED AUGUST 18, 1964, IN THE OFFICE OF THE LASSEN COUNTY RECORDER, IN BOOK 5 OF MAPS, AT PAGE 35.

APN'S: 141-000-12 & 13

TOWNSHIP 29N, RANGE 17E, SECTION 6

SOURCE OF MAPPING

ALL MAPPING INFORMATION SHOWN ON THIS EXHIBIT WAS OBTAINED THROUGH RECREATING BEARINGS AND DISTANCES FROM LONG VALLEY CREEK SUBDIVISION UNIT NO. 1 FILED WITH THE COUNTY OF LASSEN SURETOR. NO FIELD SURVEY WAS CONDUCTED ON SAID PARCELS. THIS EXHIBIT SHOULD BE USED FOR PLOT PLAN AND CONCEPTUAL GRADING PLAN ONLY.

SOURCE OF TOPOGRAPHY

TOPOGRAPHIC DATA SHOWN HEREON WAS OBTAINED BY GPS MEANS. ACCURACIES ARE SUBJECT TO THE ACCURACY OF AVAILABLE GPS COUNTY DATA.

PROJECT COORDINATE INFORMATION

COORDINATE SYSTEM CATEGORY: USA, CALIFORNIA STATE PLANS
PROJECTION: LAMBERT CONFORMAL CONIC
DATUM: NAD83
ZONE: 1
UNITS: US SURVEY FOOT

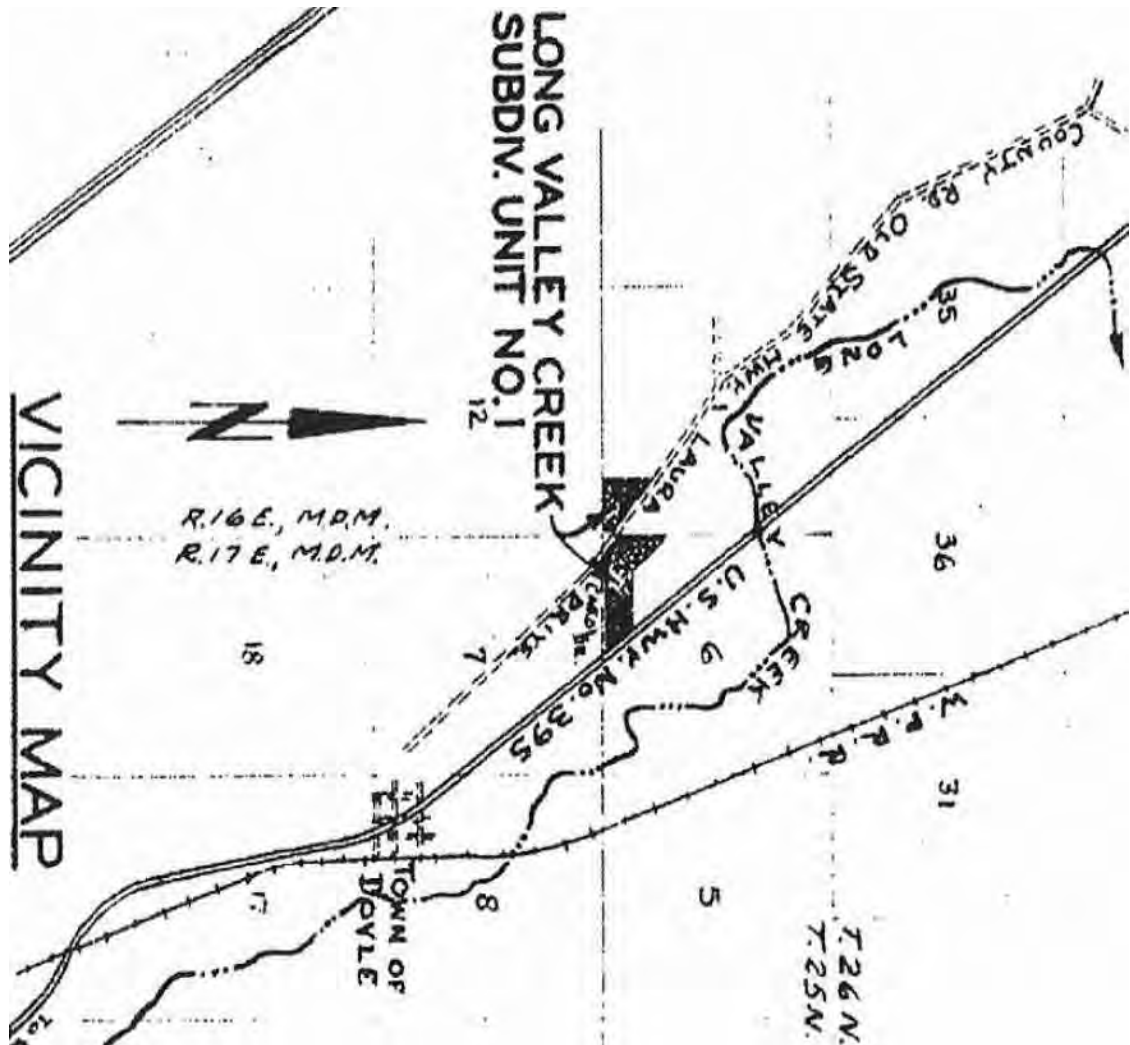
PRELIMINARY GRADING NOTE

THIS PLAN IS PROVIDED TO ALLOW FOR FILL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMITS BEFORE COMMENCING SUCH ACTIVITY.

EARTH WORK CALCULATIONS

EARTHWORK QUANTITIES ARE RAW ESTIMATES ONLY. THEY DO NOT REFLECT ANY MATERIAL GENERATED BY UTILITIES, TRENCES, AND BUILDING FOOTINGS. THE QUANTITIES SHOWN ARE INTENDED FOR USE IN ESTIMATING THE QUANTITIES OF MATERIAL TO BE MOVED. THE QUANTITIES SHOWN ARE NOT TO BE USED FOR ANY PURPOSES. ANY REPORT OR IMPORT REQUIRED SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

RAW EXCAVATION/CUT:	500 CY	TOTAL AREA OF DISTURBANCE:	±11 ACRES
RAW EMBANKMENT/FILL:	1200 CY	TOTAL IMPERVIOUS SURFACE:	±0.9 ACRES
RAW IMPORT:	700 CY		





Projection Engineering

ADDRESS: 1230 CEDAR STREET
RAMONA, CA 92065

PHONE: 760-443-8304

EMAIL: paul@projectionengineering.com
www.projectionengineering.com

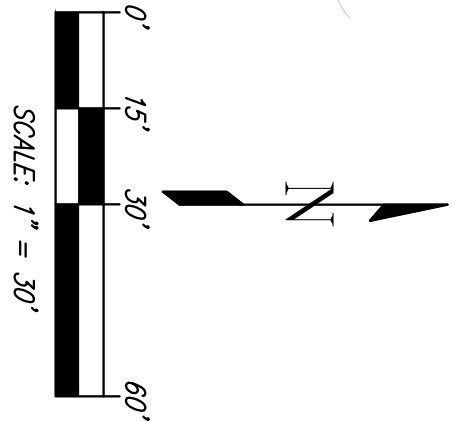
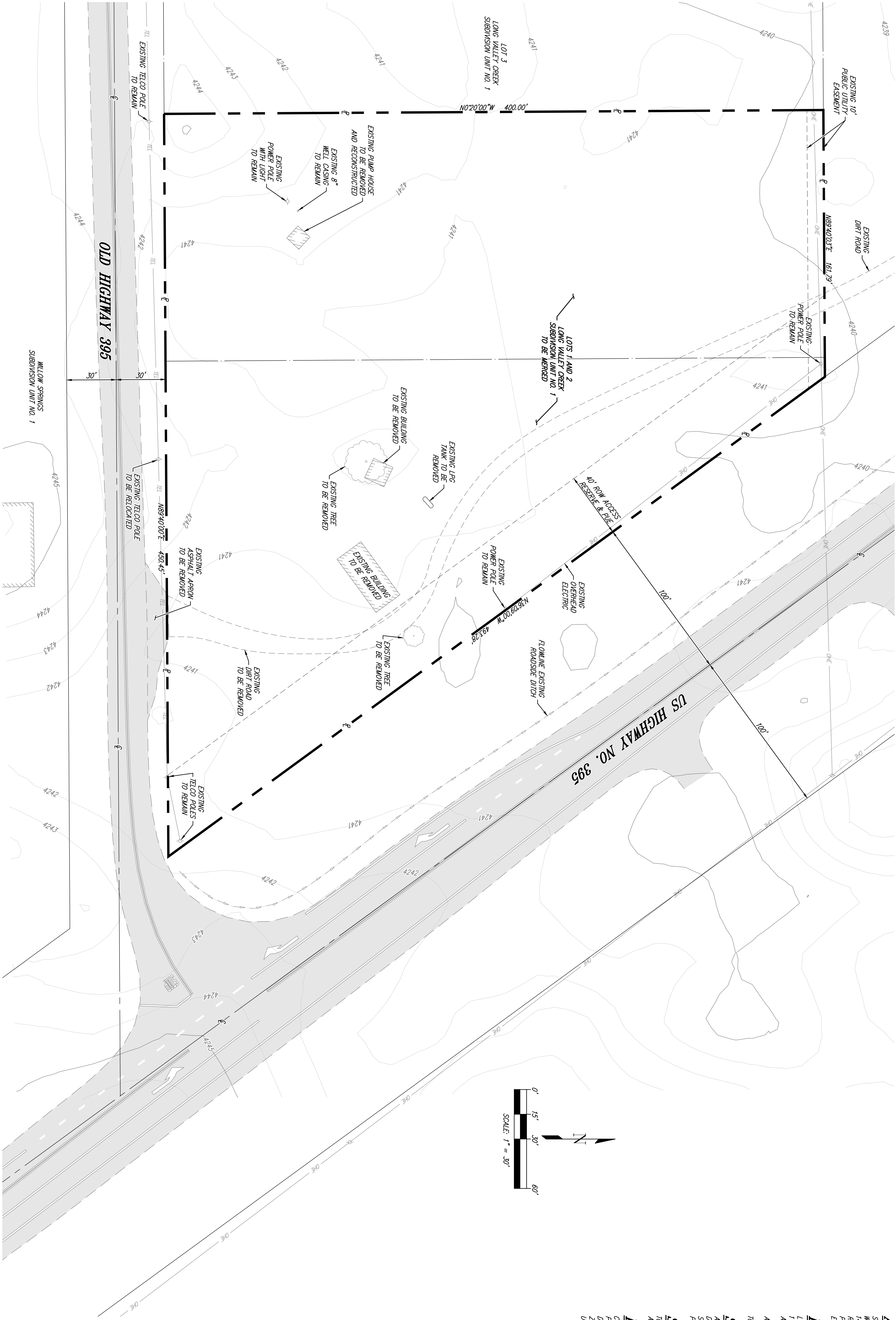
PROJECT NO.	N/A
DRAWN:	11/28/2019
DRAWN BY:	PEF
CHECKED BY:	PEF

DOYLE DOLLAR GENERAL

CONCEPTUAL GRADING PLAN

TOWN OF DOYLE
COUNTY OF LASSEN
STATE OF CALIFORNIA

SHEET
1
OF
1



APPLICANT

STEVE POWELL
WOODCREST RECY
1410 MAIN STREET, SUITE C
RAMONA, CA 92065
PHONE: 760-789-5493
EMAIL: STEVE@WOODCRESTRECY.COM

CIVIL ENGINEER

PAUL FISHER, PE
PROJECTION ENGINEERING, INC.
1230 CEDAR STREET
RAMONA, CA 92065
PHONE: 760-443-6504

LEGAL DESCRIPTION

LOTS 1 AND 2 AS SHOWN ON THAT CERTAIN MAP ENTITLED "LONG VALLEY CREEK SUBDIVISION UNIT NO. 1", FILED AUGUST 18, 1964, IN THE OFFICE OF THE LASSEN COUNTY RECORDER, IN BOOK 5 OF MAPS, AT PAGE 35.

APNS: 141-000-12 & 13

TOWNSHIP 29N, RANGE 17E, SECTION 6

SOURCE OF MAPPING

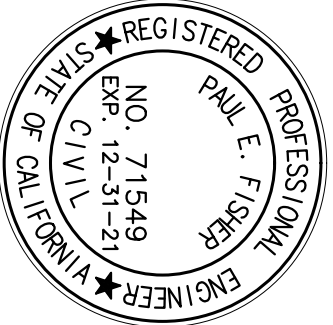
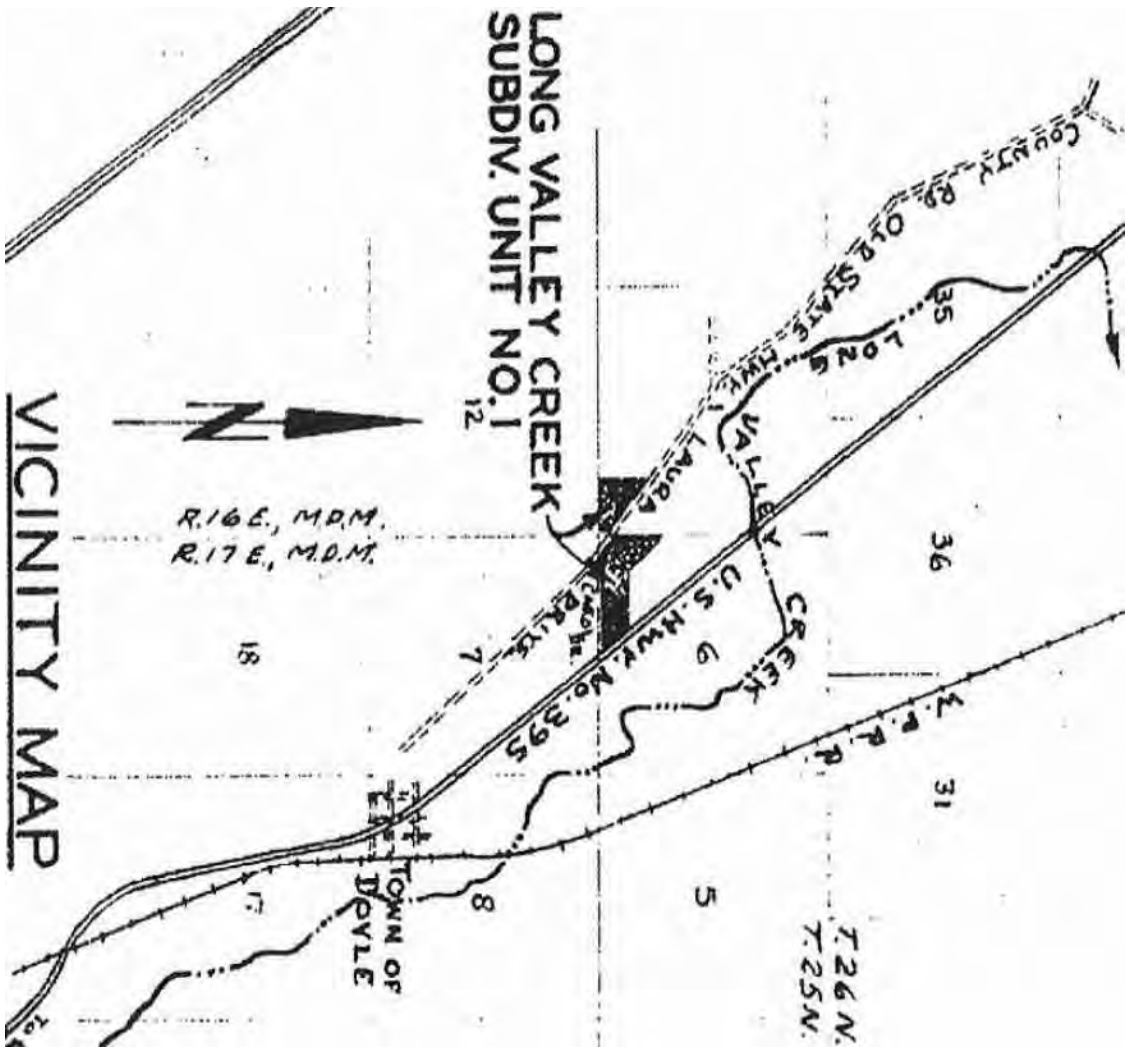
ALL MAPPING INFORMATION SHOWN ON THIS EXHIBIT WAS OBTAINED THROUGH RECREATING BEARINGS AND DISTANCES FROM LONG VALLEY CREEK SUBDIVISION UNIT NO. 1 FILED WITH THE COUNTY OF LASSEN SURVEYOR. NO FIELD SURVEY WAS CONDUCTED ON SAID PARCELS. THIS EXHIBIT SHOULD BE USED FOR PLOT PLAN AND CONCEPTUAL GRADING PLAN ONLY.

SOURCE OF TOPOGRAPHY

TOPOGRAPHIC DATA SHOWN HEREON WAS OBTAINED BY GS MEANS. ACCURACIES ARE SUBJECT TO THE ACCURACY OF AVAILABLE GIS COUNTY DATA.

PROJECT COORDINATE INFORMATION

COORDINATE SYSTEM CATEGORY: USA, CALIFORNIA STATE PLANS
PROJECTION: LAMBERT CONFORMAL CONIC
DATUM: NAD83
ZONE: 1
UNITS: US SURVEY FOOT





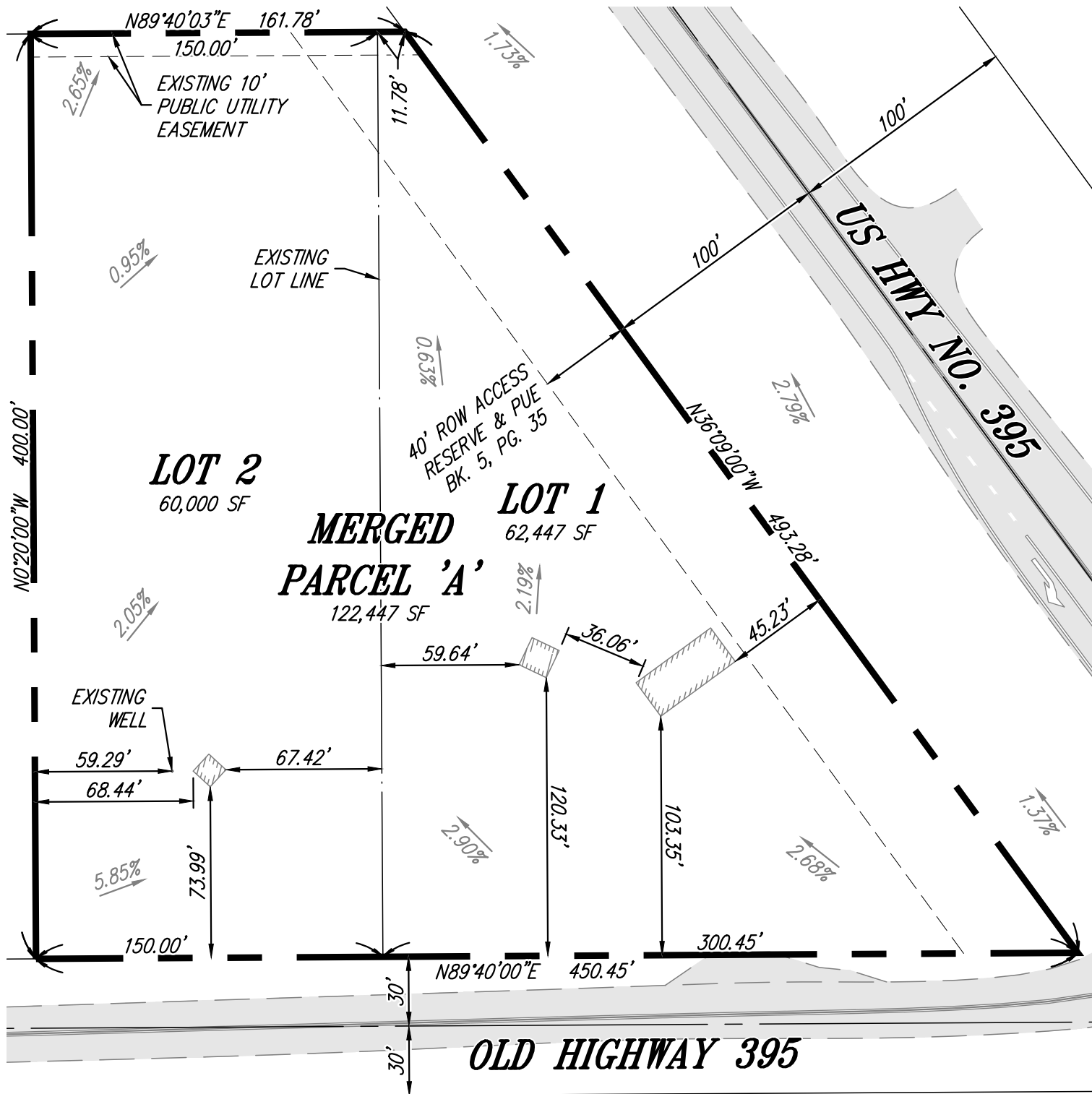
**Projection
Engineering**

ADDRESS: 1230 CEDAR STREET
RAMONA, CA 92065
PHONE: 760-443-6504
EMAIL: paul@projectionengineering.com
www.projectionengineering.com

PROJECT NO.	N/A	DOYLE DOLLAR GENERAL DEMOLITION PLAN	SHEET 1 OF 1
DRAWN:	11/28/2019		
DRAWN BY:	PEF		
CHECKED BY:	PEF	TOWN OF DOYLE COUNTY OF LASSEN STATE OF CALIFORNIA	

LOT MERGER EXHIBIT

DATE PREPARED: 11/26/2019



OWNER

FRANK D. ARAGON
3980 STRICKLAND MINE RD.
PLACERVILLE, CA 95667
916-204-2713

LEGAL DESCRIPTION

LOTS 1 AND 2, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "LONG VALLEY CREEK SUBDIVISION UNIT NO. 1", FILED AUGUST 18, 1964, IN THE OFFICE OF THE LASSEN COUNTY RECORDER, IN BOOK 5 OF MAPS, AT PAGE 35.

APN'S: 141-060-12 & 13

TOWNSHIP 25N, RANGE 17E, SECTION 6

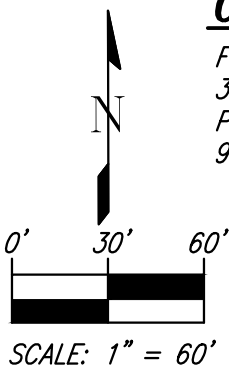


PHOTO KEY



PERSPECTIVE



PHOTO 1



PHOTO 2



PHOTO 3 (old)





County of Lassen
Department of Planning and Building Services

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

ATTACHMENT 3

January 7, 2020

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

NOTICE OF EARLY CONSULTATION

Zoning & Building
Inspection Requests
Phone: 530 257-5263

Applicant/Owner: Woodcrest Real Estate Ventures (Aragon)

File No.: Use Permit #2019-011, Initial Study #2019-007, Woodcrest Real Estate Ventures (Aragon)

Project: Proposal to construct a 9,100-square-foot retail store off of Old Highway Road near Doyle. The subject parcels are zoned A-1 (General Agricultural District) and have an "Extensive Agriculture" land use designation in the *Lassen County General Plan, 2000*. The Technical Advisory Committee conditionally approved Merger #2019-008 on January 2, 2020, in order to merge the subject parcels. If this use permit is ultimately approved, the applicant will cause a Certificate of Merger to be recorded in the Official Records of Lassen County in order to finalize the merger.

Location: The subject parcels are located approximately one mile north of the Town of Doyle at 436-400 and 436-410 Old Highway Road (also known as Carol Drive).

A.P.N.s: 141-060-13 and 141-060-12

Staff Contact: Stefano Richichi, Associate Planner

The project described above is being referred to your agency for early consultation to obtain comments concerning potentially significant impacts which could result from project approval and development. The information provided by your agency will assist Lassen County in determining whether a Negative Declaration or Environmental Impact Report should be prepared as the appropriate environmental document for the project.

Attached with this letter are the use permit application, the initial study application, a plot plan, and a vicinity map that depicts the location of the project. Graphics and other supporting material are available through this Department upon request.

Comments submitted by your agency should focus on the potentially significant project-related impacts that are within your agency's jurisdiction and area of expertise. In addition to commenting on the significance of potential impacts, you are encouraged to suggest any known mitigation measures which would reduce such impacts to a less than significant level. You are also encouraged to make recommendations regarding any additional studies or other information that may be needed to accurately determine the significance of project impacts and/or appropriate mitigation measures.

In order to be considered prior to determining whether a Negative Declaration or Environmental Impact Report is required for this project, your comments will need to be received by this office no later than Friday, January 31, 2020.

If you have any questions concerning the project, please contact Stefano Richichi, Associate Planner, at (530) 251-8269 or at srichichi@co.lassen.ca.us.

Sincerely,



FW Maurice L. Anderson,
Environmental Review Officer

MLA:smr

Enclosures:

Use Permit Application #2019-011
Initial Study Application #2019-007
Plot Plan
Vicinity Map

Distribution: Supervisor Hammond (5); Frank Aragon (Property Owners); Steve Powell, Woodcrest Real Estate Ventures (Applicant); Paul Fisher, Projection Engineering; Co. Assessor's Office; Co. Building Official; Co. Fire Warden/CAL FIRE; Co. Environmental Health Dept.; Co. Public Works; Co. Public Works/Road Div.; Co. Public Works/Transportation; Sheriff; Lahontan RWQCB; Dept. of Water Resources (DWR); Dept. of Fish & Wildlife; (Redding/Wendel); Caltrans, District 2; State Clearinghouse (15 Copies); Pit River Tribe of California; Greenville Rancheria of Maidu Indians; Susanville Indian Rancheria; Honey Lake Maidu; Washoe Tribe of Nevada and California; Doyle Fire Protection District; Co. Air Pollution Control Officer; Fort Sage Unified School District; Plumas-Sierra REC.

S:/PLA:/Planning/2019/UP #2019-011, Woodcrest Real Estate Ventures (Aragon)/Initial Study/Notice of Early Consultation



Gavin Newsom
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Kate Gordon
Director

Request for Early Consultation

January 10, 2020

To: Reviewing Agencies

Re: Use Permit #2019-011, Initial Study #2019-007, Woodcrest Real Estate Ventures (Aragon)
SCH# 2020010121

Prior to determining whether a Negative Declaration or an Environmental Impact Report (EIR) is required for a project under CEQA, a Lead Agency is required to consult with all responsible and trustee agencies. This notice and attachment fulfill the early consultation requirement. Recommendations on the appropriate type of environmental document for this project, as well as comments on its scope and content, should be transmitted to the Lead Agency at the address below. You do not have to be a responsible or trustee agency to comment on the project. All agencies are encouraged to comment in a manner that will assist the Lead Agency to prepare a complete and adequate environmental document.

Please direct your comments to:

Stefano Richichi
Lassen County
707 Nevada Street, Suite 5
Susanville, CA 96130

with a copy to the State Clearinghouse in the Office of Planning and Research to state.clearinghouse@opr.ca.gov. Please refer to SCH Number 2020010121 in all correspondence concerning this project on our website: <https://ceqanet.opr.ca.gov/2020010121/2>.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

cc: Lead Agency

RECEIVED

JAN 15 2020

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES

Notice of Completion & Environmental Document Transmittal

2020010121

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Use Permit #2019-011, Initial Study #2019-007, Woodcrest Real Estate Ventures (Aragon)

Lead Agency: County of Lassen

Contact Person: Stefano Richichi, Associate Planner

Mailing Address: 707 Nevada St. Suite # 5

Phone: (530) 251-8269

City: Susanville, CA

Zip: 96130

County: Lassen

Project Location: County: Lassen

City/Nearest Community: Doyle

Cross Streets: U.S. Highway 395 and Old Highway Road (also known as Carol Drive)

Zip Code: 96109

Longitude/Latitude (degrees, minutes and seconds): 40 ° 02 ' 33 " N / 120 ° 07 ' 08 " W **Total Acres:** 2.83

Assessor's Parcel No.: 141-060-12 and 13

Section: 6

Twp.: 25N

Range: 17E

Base: MDB&M

Within 2 Miles: State Hwy #: U.S. 395

Waterways: Long Valley Creek

Airports: N/A

Railways: Union Pacific RR

Schools: Long Valley Charter School

Document Type:

CEQA:

☐ NOP

☐ Draft EIR

NEPA:

☐ NOI

Other:

☐ Joint Document

☒ Early Cons

☐ Supplement/Subsequent EIR

☐ EA

☐ Final Document

☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS

☐ Other:

☐ Mit Neg Dec

Other:

☒ Governor's Office of Planning & Research

Local Action Type:

☐ General Plan Update

☐ Specific Plan

☐ Rezone

☐ Annexation

☐ General Plan Amendment

☐ Master Plan

☐ Prezone

☐ Redevelopment

☐ General Plan Element

☐ Planned Unit Development

☒ Use Permit

☐ Conditional Permit

☐ Community Plan

☐ Site Plan

☐ Land Division (Subdivision, etc.)

☐ Other:

Development Type:

☐ Residential: Units

Acres

☐ Office: Sq.ft.

Acres

Employees

☐ Transportation: Type

☒ Commercial: Sq.ft. 9100

Acres

Employees³

☐ Mining: Mineral

☐ Industrial: Sq.ft.

Acres

Employees

☐ Power: Type

MW

☐ Educational:

☒ Waste Treatment: Type Septic System

MGD

☐ Recreational:

☐ Hazardous Waste: Type

☒ Water Facilities: Type Well, Retention Pond

MGD

☐ Other:

Project Issues Discussed in Document:

☐ Aesthetic/Visual

☐ Fiscal

☐ Recreation/Parks

☐ Vegetation

☐ Agricultural Land

☐ Flood Plain/Flooding

☐ Schools/Universities

☐ Water Quality

☐ Air Quality

☐ Forest Land/Fire Hazard

☐ Septic Systems

☐ Water Supply/Groundwater

☐ Archeological/Historical

☐ Geologic/Seismic

☐ Sewer Capacity

☐ Wetland/Riparian

☐ Biological Resources

☐ Minerals

☐ Soil Erosion/Compaction/Grading

☐ Growth Inducement

☐ Coastal Zone

☐ Noise

☐ Solid Waste

☐ Land Use

☐ Drainage/Absorption

☐ Population/Housing Balance

☐ Toxic/Hazardous

☐ Cumulative Effects

☐ Economic/Jobs

☐ Public Services/Facilities

☐ Traffic/Circulation

☐ Other:

Present Land Use/Zoning/General Plan Designation:

A-1 (General Agricultural District)

Project Description: (please use a separate page if necessary)

See attached Notice of Early Consultation.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Distribution List

County: Lassen

CL

SCH# 2020010121

Resources Agency

☒ Resources Agency

Nadell Gayou

☐ Dept. of Boating & Waterways

Denise Peterson

☐ California Coastal Commission

Allyson Hitt

☐ Colorado River Board

Elsa Contreras

☒ Dept. of Conservation

Grina Chan

☒ Cal Fire

Dan Foster

☐ Central Valley Flood Protection Board

James Herota

☒ Office of Historic Preservation

Ron Parsons

☒ Dept of Parks & Recreation

Environmental Stewardship Section

☐ S.F. Bay Conservation & Dev't. Comm.

Steve Goldbeck

☒ Dept. of Water Resources

Agency

Nadell Gayou

Fish and Wildlife

☐ Depart. of Fish & Wildlife

Scott Flint

Environmental Services Division

☒ Fish & Wildlife Region 1

Curt Babcock

☐ Fish & Wildlife Region 1E

Laurie Hamsberger

☐ Fish & Wildlife Region 2

Jeff Drongesen

☐ Fish & Wildlife Region 3

Craig Weightman

☐ Fish & Wildlife Region 4

Julie Vance

☐ Fish & Wildlife Region 5

Leslie Newton-Reed

Habitat Conservation Program

☐ Fish & Wildlife Region 6

Tiffany Ellis

Habitat Conservation Program

☐ Fish & Wildlife Region 6 I/M

Heidi Calvert

Inyo/Mono, Habitat Conservation Program

☐ Dept. of Fish & Wildlife M

William Paznokas

Marine Region

Other Departments

☐ California Department of Education

Lesley Taylor

☐ OES (Office of Emergency Services)

Monique Wilber

☐ Food & Agriculture

Sandra Schubert

Dept. of Food and Agriculture

☐ Dept. of General Services

Cathy Buck

Environmental Services Section

☐ Housing & Comm. Dev.

CEQA Coordinator

Housing Policy Division

Independent Commissions, Boards

☐ Delta Protection Commission

Erik Vink

☐ Delta Stewardship Council

Anthony Navasero

☐ California Energy Commission

Eric Knight

☒ Native American Heritage Comm.

Debbie Treadway

☒ Public Utilities Commission

Supervisor

☐ Santa Monica Bay Restoration

Guangyu Wang

☐ State Lands Commission

Jennifer Deleong

☐ Tahoe Regional Planning Agency (TRPA)

Cherry Jacques

Cal State Transportation Agency CalSTA

☐ Caltrans - Division of Aeronautics

Philip Crimmins

☐ Caltrans - Planning

HQ LD-IGR

Christian Bushong

☒ California Highway Patrol

Suzann Ikeuchi

Office of Special Projects

Dept. of Transportation

☐ Caltrans, District 1

Rex Jackman

☒ Caltrans, District 2

Marcelino Gonzalez

☐ Caltrans, District 3

Susan Zanchi

☐ Caltrans, District 4

Mark Leong

☐ Caltrans, District 5

Larry Newland

☐ Caltrans, District 6

Michael Navarro

☐ Caltrans, District 7

Dianna Watson

☐ Caltrans, District 8

Mark Roberts

☐ Caltrans, District 9

Gayle Rosander

☐ Caltrans, District 10

Tom Dumas

☐ Caltrans, District 11

Jacob Armstrong

☐ Caltrans, District 12

Maureen El Harake

Cal EPA

☐ Air Resources Board

Jack Wursten

☐ Transportation Projects

Nesamani Kalandiyur

☒ Industrial/Energy Projects

Mike Tollstrup

☐ California Department of Resources, Recycling & Recovery

Kevin Taylor/Jeff Esquivel

☐ State Water Resources Control Board

Regional Programs Unit

Division of Financial Assistance

☒ State Water Resources Control Board

Cindy Forbes - Asst Deputy

Division of Drinking Water

☐ State Water Resources Control Board

Div. Drinking Water #

☐ State Water Resources Control Board

Student Intern, 401 Water Quality Certification Unit

Division of Water Quality

☒ State Water Resources Control Board

Phil Crader

Division of Water Rights

☒ Dept. of Toxic Substances Control Reg. #

CEQA Tracking Center

☐ Department of Pesticide Regulation

CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

☐ RWQCB 1

Cathleen Hudson

North Coast Region (1)

☐ RWQCB 2

Environmental Document Coordinator

San Francisco Bay Region (2)

☐ RWQCB 3

Central Coast Region (3)

☐ RWQCB 4

Teresa Rodgers

Los Angeles Region (4)

☐ RWQCB 5S

Central Valley Region (5)

☐ RWQCB 5F

Central Valley Region (5)

Fresno Branch Office

☐ RWQCB 5R

Central Valley Region (5)

Redding Branch Office

☒ RWQCB 6

Lahontan Region (6)

☐ RWQCB 6V

Lahontan Region (6)

Victorville Branch Office

☐ RWQCB 7

Colorado River Basin Region (7)

☐ RWQCB 8

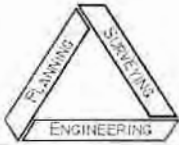
Santa Ana Region (8)

☐ RWQCB 9

San Diego Region (9)

☐ Other

Conservancy



NST ENGINEERING INC.

*1495 Riverside Dr. ~ Susanville Ca. 96130
(530) 257-5173 ~ Fax (530) 257-6272*

ATTACHMENT 5

*Jeffery Morrish - RCE
Stephen H Schmidt - RLS
Vernon H Templeton - RLS*

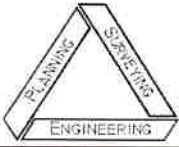
PRELIMINARY SOILS INVESTIGATION

NEW DOLLAR GENERAL STORE DOYLE CALIFORNIA

March 23, 2020
NST JOB NO. 2020-030

Prepared for:
Mr. Steve Powell
WoodCrest Companies
1410 Main Street, Suite C
Ramona, California 92065

Prepared by:
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*Jeffery Morrish - RCE
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March 23, 2020

WoodCrest Companies
1410 Main Street, Suite C
Ramona, California 92065

Attn: Steve Powell
Ph 760.789.5493
email: steve@woodcrestrev.com

Re: Preliminary Soils Investigation
Dollar General
Doyle California

Dear Mr. Powell,

Per your request, we are pleased to provide the results of the Soils Investigation performed for your proposed project for the construction of a new Dollar General located in Doyle California.

This report presents the findings of the subsurface exploration and provides geotechnical recommendations regarding the design and construction of foundations and exterior walkways, parking and driveways for construction in Lassen County California.

Should you have any questions or need any additional information, please contact us.

Thank you for the opportunity to be of service,

Jeff Morrish
Project Engineer

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Executive Summary

A preliminary soils investigation has been performed for WoodCrest Companies for the construction of a new Dollar General in Doyle California, Lassen County. NST Engineering performed 4 test pits to a depth of 9' feet below the existing ground elevations.

Based on the information obtained from our subsurface exploration, the site is suitable for the proposed project.

- * The project site is located on two adjacent lots to be merged into one corner lot located in South Lassen County off highway 395. The parcels have three existing structures, and an existing water well. The site is cleared of any trees and gently slopes to the south east towards highway 395.
- * There are two existing leachfields and septic tanks that will need to be field verified and included in the demolition of existing improvements prior to construction.
- * The upper strata of native soils classify as a silty sands and are non-plastic. This material will be suitable for concrete foundations and building construction. Parking areas of light duty shall be 3" of a/c over 6" of baserock and heavy-duty areas shall be 3" a/c over 9" of base rock.
- * The proposed structures may be supported on shallow footings bearing on native soils compacted to 95% ASTM 1557.
- * The ASCE 7, chapter 20 seismic site classification for this site is D.

PROJECT

Foundation recommendations for an approximate 9100 square foot retail building for a proposed Doyle Dollar General with paved parking area to support trucking traffic and approximately 45 parking spaces.

LOCATION

The property is situated on the north west corner of Highway 395 and Old Highway 395 (aka Carol Drive) in the south portion of Lassen County in a portion of Section 6, T25N R17E MDB&M in Lassen County, California. As of March 20, 2020, the proposed project is on two separate parcels which will need to be merged prior to plan approval.

Street Address:	436-400 and 436-410 Old Highway 395, Doyle, California 96130
APN No.:	141-060-013 and 141-060-012
Latitude:	40°02'33.16"N
Longitude:	120°07'05.86"W
Reference:	Vicinity Map Exhibit "A"

Owner

Haymes Snedeker

Builder Contractor

WoodCrest Companies.

1.0 INTRODUCTION

The proposed location for the Doyle Dollar General, is located on two separate parcels in Doyle California in the south portion of Lassen County between Susanville California (+/- 40 miles north) and Reno Nevada (50 miles south). Parcel 1 to the East along Highway 395 is a 1.45-acre lot (APN 141-060-013) and lot 2, to the west is a 1.37-acre lot (APN 141-060-013). Reference Site Map "Exhibit B". The developer proposes to merge both parcels into one commercially zoned 2.82-acre lot and construct a new 9100 square foot, slab on grade, lightweight metal framed retail building.

Sewage disposal for the new building will be onsite, and can be gravity fed. Percolation rates were 48 minute per inch, and are within Lassen County specifications for a standard leach field design using 3' wide trenches with 6' feet of separation and 3'x5' infiltration chambers. See perc tests 1-3 in the field-testing section of this report.

Power is overhead and supplied by Plumas Sierra Rural Electric Cooperative and fed from an existing power pole along the easterly portion of the lot. Phone is overhead and supplied by Frontier Communications accessed off Old Highway 395. Vehicle access will be from Old Highway 395 (see proposed site plan Exhibit B).

Water will be supplied from an existing on-site water well located on the southwest corner of the parcel, and fire protection is served by local Community Fire District, a fire suppression water storage tank will need to be installed on the southwesterly portion of the lot.

This report is intended to address those proposed foundation design requirements and associated structural sections for drives and parking areas.

2.0 GENERAL SITE CONDITIONS

The site lies between elevations 4243' feet and 4240' feet. Ground slopes to the east at approximately 2% percent. The north west portion of the project has approximately 4" of an imported ¾' base rock.

The site is well drained. Climate is generally moderate (12" - 18" inches annual precipitation) with moderate freezing potential (12" - 18" inches). Area land use is mixed residential and commercial.

Ground cover is local grasses and brush, with no trees.

Surface and subsurface soils are Gallepi Series, well drained soils and were classified as silty sands per Unified Soil Classification System (USCS). Our subsurface exploration did not encounter any boulders or gravels. Excavations should be done with minimal effort. These soils exhibit low plasticity and should be considered to have little potential for expansion.

There are three existing structures and 1 remnant structure location on site:

Structure 1 is a 20'x40' 800 square foot CMU block building with a second story loft constructed circa 1991 and was used as a restaurant known as the Burger Barn. The restaurant was in operation until approximately 1999. The structure has an existing on-site sewage disposal system to the north of the building and an existing 250-gallon propane tank situated 20' feet north of building. Power is supplied overhead to a meter on the east exterior wall of the building.

Structure 2 is a 12'x14' wood framed building built on a concrete slab and was used as a real estate office in the early 1990's. There is an existing concrete walkway between the structures 1 and 2.

Structure 3 is 8'x8' wood framed pump house situated on the southwesterly portion of the parcel and has overhead power supplied to it.

To the west of the existing CMU block building is the remnant of a 20'x45' mobile home that has been removed. There should be an existing sewage disposal tank and field located underground to the north of the mobile home site.

2.1 SNOW LOAD

Lassen County Building regulations require a design snow load of 40 pounds for all structures.

2.2 FLOOD PLAIN

The project does not lie in a designated 100-year flood plan, and is not subject to flooding.

3.0 SUBSURFACE CONDITIONS

3.1 GEOLOGY

The site is situated to the southwest of a geographic feature known as Honey Lake Basin. Geologically, this site is classified as Lake Deposits (QI). See Exhibit C.

3.2 SOIL CHARACTERISTICS

Soils are of the Gallepi Series consisting of very deep, well drained soils that formed in alluvium derived from granitic and igneous rocks. Gallepi soils are on alluvial fans, fan remnants and stream terraces.

The upper soil horizons (typically 1' - 4' feet deep) were laboratory classified as silty-sands (SM) using ASTM 2487 (Unified Soils Classification System). Resistance (R) values, in these soils, generally fall in the 40 - 60 range.

The upper soil samples that were tested were non-plastic and should be considered to have little potential for expansion.

3.2 LIQUEFACTION

Based on the soils observed and the absence of high ground water, the data suggest that foundation soils would not be susceptible to cyclic mobility or liquefaction.

4.0 SEISMIC CONSIDERATIONS

Our exploration did not observe any surficial evidence of faulting or ground rupture. The site is not located by any Alquist-Priolo Special Studies Fault-Rupture hazard zone.

The following table is derived from site specific USGS Design Maps ASCE7:

Description	Value
2016 California Building Code	Category D
Site Latitude	40.042521° North
Site Longitude	120.119209° West
S _s Spectral Acceleration for a Short Period	1.817
S ₁ Spectral Acceleration for a 1-Second Period	0.682
F _a Site Coefficient for a Short Period	1.0
F _v Site Coefficient for a 1-Second Period	1.5

This report is not intended to address geologic hazards.

5.0 RECOMMENDATIONS

5.1 SITE CLEARING

The on-site improvements will need to be demolished and removed prior to construction of the new building and parking lot. Attention should be made to the underground septic tanks and sewage disposal fields. The water well has a structure built around the well head. The structure should be removed and the well casing will need to be protected and verified to have a minimum of 12" clearance above grade. The water produced from the well should be tested for bacteria and quality.

5.2 SITE STRIPPING

All native grass/brush areas that fall within structural areas will need to be stripped of organic material (generally 0.3 - 0.5 feet) and stockpiled for landscaping or off-hauled at the Owner's direction.

5.3 SUBGRADE PREPARATION

After stripping, the subgrade soils will need to be scarified, moisture conditioned to near optimum and compacted to 95% of ASTM D-1557.

The site should be inspected carefully for evidence of soft spots, tree stump holes or abandoned, underground structures and utilities. These materials should be removed and replaced with engineered fill and compacted to 95% of ASTM D-1557. Note, county environmental health records indicate there are two existing septic tanks and leachfields. One serviced the mobile home that has been removed, and the other services the existing CMU structure. Both fields and tanks lie within the parking and drive thru areas and should be located, and removed per Lassen County Standards.

The test pits, as shown on Exhibit "D", that fall within any structural area, will need to be re-excavated and compacted to 95% of ASTM D-1557. When the test pits fall in the roadways, the upper one foot should be compacted to 95% of ASTM D-1557.

5.4 COMPACTION

All building foundation footprints, pads for slabs and walkways, and any structural subgrade areas should be compacted to 95% of ASTM D-1557. Compaction shall extend a minimum of 5 feet around building footprints. Landscape fill areas should be compacted to 85% of ASTM D-1557.

5.5 ENGINEERED FILL

Native soils, if screened of organic material can be used for engineered fill. Imported engineered fill material should be non-plastic, granular soil, placed in 6" - 8" inch lifts, moisture conditioned to near optimum and compacted to 95% of ASTM D-1557. Grading requirements of 100% percent passing a 3"-inch sieve and 5 - 15% percent passing the Number 200 sieve are recommended.

5.6 EARTH RETAINING STRUCTURES

Retaining walls should be designed to resist loads due to lateral pressure of retained material using an equivalent fluid pressure of 30 psf per foot of depth. Any surcharge shall be in addition to the equivalent fluid pressure. Walls with the top restrained from movement prior to backfill should be designed for an equivalent fluid pressure of 40 psf per foot of depth if the backfill material is compacted. Frictional sliding resistance of foundation soils against cast-in-place concrete can be determined using a 150 psf of contact area. Passive soil pressure can be computed using 150 psf per foot of depth.

Retaining walls shall be designed to resist sliding by at least 1.5 times the lateral force and overturning by at least 1.5 times the overturning moment, using allowable stress design loads.

It is recommended that all earth structures exceeding 4.0' feet in height, as measured from bottom of the footing to the finish grade behind the wall, be backfilled with free draining granular material and a 3-inch minimum diameter perforated pipe be placed at the base of the wall. Subsurface drains should have a minimum slope of 1% and provisions must be made for the pipe to drain to daylight or designated sump areas. Cover granular backfill with 10 mil polyethylene barrier or engineering fabric.

5.7 CUT AND FILL SLOPES

Cut and fill slopes should be constructed to a maximum of one and a half (1.5) feet horizontal to one (1) foot vertical.

5.8 EXTERIOR CONCRETE

Building codes for exterior concrete require a minimum 4500 psi entrained concrete mix for severe exposure conditions.

5.9 FOUNDATION RECOMMENDATIONS

Foundation design would be dictated by the appropriate CBC design value for Class 4 materials: maximum vertical foundation loading of 2000 pounds per square foot. This value may be increased by 20% percent per foot of additional width or depth to a maximum value of 6,000 pounds per square foot. This value may also be increased by one-third for short term loading as may result from wind or seismic action.

The foundation design shall resist a maximum lateral bearing of 150 pounds per square foot per foot of depth: frictional resistant coefficient of sliding 0.25.

Foundation systems could either be slab-on-grade with appropriate capillary and moisture barriers, or perimeter footings with interior piers. All perimeter footings should be placed a minimum of 18" inches below outside finish grades.

Bottoms of all foundation excavations should be cleaned, level and compacted to a minimum 95% of ASTM D-1557.

Settlement will be minor, probably less than 3/4" inch and differential settlement should be negligible. Normal CBC finish grading techniques to direct water away from the foundations should be sufficient.

5.10 PAVED DRIVEWAYS, ACCESS ROADS AND PARKING AREAS

Paved driveways and access roads subject to heavy duty and 18-wheel truck access should have a minimum asphalt-concrete pavement (Cal-Trans Standards Type B with PG 64-28 bitumen) thickness 3.0" inches and a minimum aggregate base (Cal-Trans Standards, Class 2) depth of 9" inches, over compacted subgrade. Subgrade and aggregate base rock shall be compacted to 95% of ASTM D-1557. Asphalt-concrete compaction shall meet 95% of maximum unit weight or 92% RICE Theoretical.

Other paved driveways and parking areas for light duty vehicle access should be a minimum asphalt-concrete pavement (Cal-Trans Standards Type B with PG64-28 bitumen) thickness of 3" inches and a minimum aggregate base (Cal-Trans Standards, Class 2) depth of 6" inches, over compacted subgrade. Both subgrade and aggregate base rock should be compacted to 95% of ASTM D-1557

Driveways, loading aprons and garbage handling sites, subject to frequent and/or high stress vehicle maneuvering should have 6"-inch PCC paving over 6" inches of Class 2 aggregate base compacted to 95% of maximum per ASTM D-1557. Building codes for exterior concrete require a minimum 4500 psi air entrained concrete mix for severe exposure conditions.

5.11 UTILITY TRENCH EXCAVATION AND BACKFILL

All trenching shall be constructed and stabilized per local, state and OSHA standards.

Native soils can be used as trench bedding and backfill. Trench sidewalls will tend to collapse due to the cohesionless sand. In structural areas, the upper 1.0' shall be compacted to 95% of ASTM D-1557.

In other non-structural areas compaction shall be 90% of ASTM D-1557.

5.12 PROJECT CONSTRUCTION TESTING AND OBSERVATION

This report with the recommendations should be a part of the project documents. The project should have a program of construction materials testing and observation to assure compliance with the report recommendations.

Construction testing and observation by NST Engineering is an integral part of the project recommendations and conclusions. During construction, engineering consultation may be required. Should NST not be retained for these services, the Client agrees to assume responsibility for any potential claims.

6.0 LIMITATIONS

These recommendations are based upon soil conditions as revealed by the investigative procedures and specific testing described above. If substantial differing soil conditions are encountered during excavation for construction, reevaluation will be necessary. If any questions regarding interpretation of this report arise, NST Engineering should be consulted. Conformance of the final foundation and site plans to these recommendations is the responsibility of the Building Designer and the Contractor. Additionally, this investigation is purported to be adequate only for conventional wood-framed, metal-framed, concrete, or masonry structures one story in height that utilize shallow foundation systems.

Prepared by

Jeffery Morrish
Jeffery Morrish, RCE 36929



Date: *3/23/20*

APPENDIX A

EXHIBITS

EXHIBIT A

VICINITY MAP

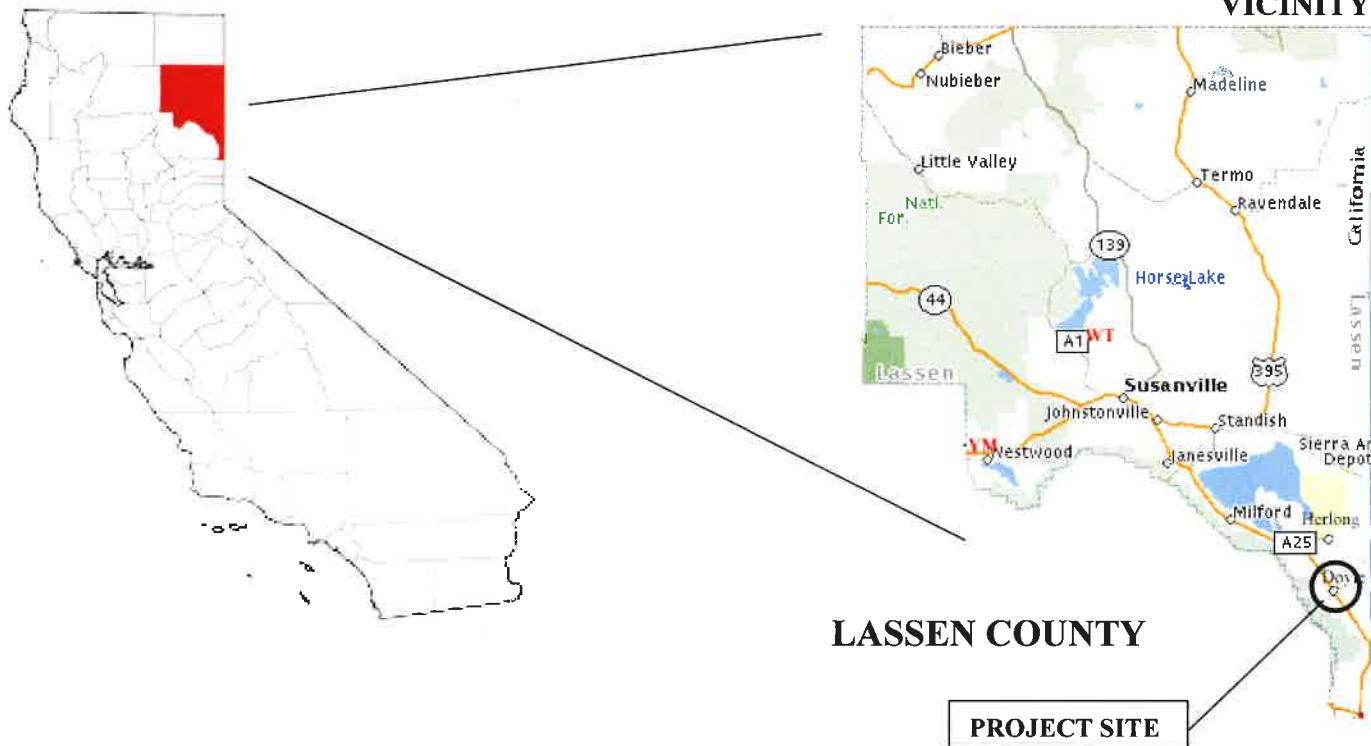


EXHIBIT B

SITE MAP

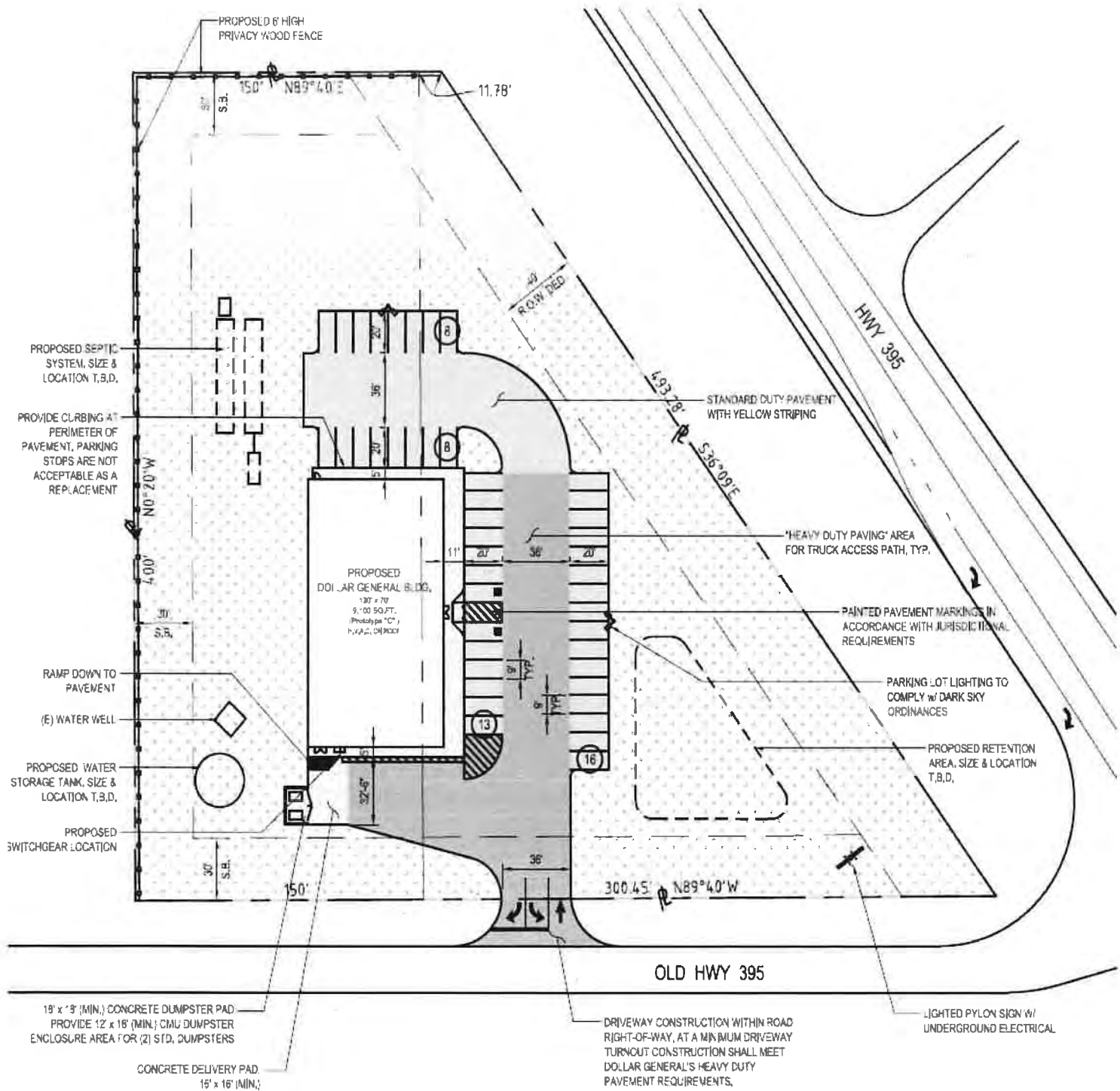
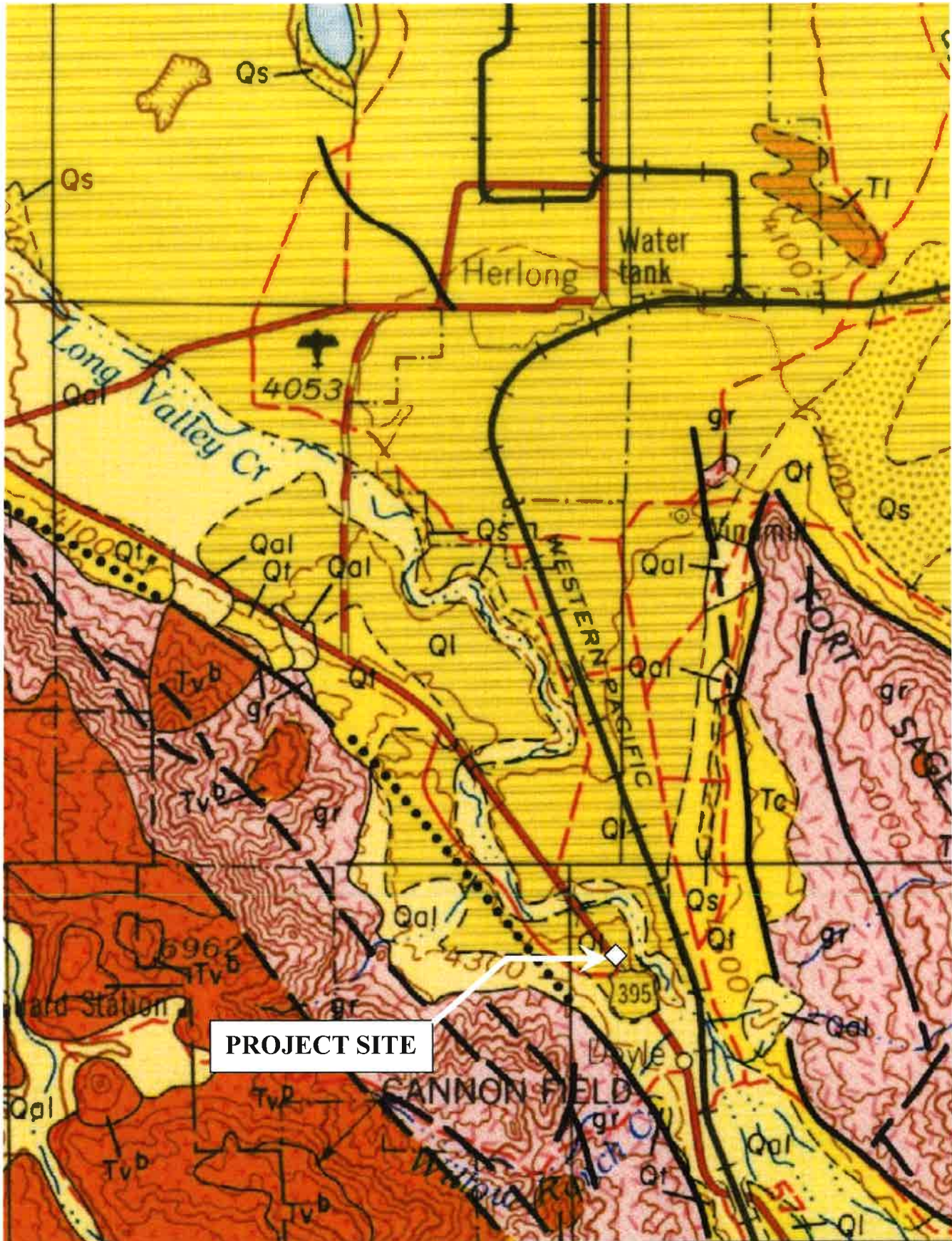


EXHIBIT C

GEOLOGICAL MAP



Note: Project site located on border in Ql (Quaternary Lake Deposits).

3.12.20



APPENDIX B

FIELD INVESTIGATION

Test pits were excavated using a Kubota KX040-4 excavator on March 12, 2020. Soil profiles were logged as follows:

Locations of the test pits are shown on Exhibit "D". Test pit log graphics are attached as Exhibit "TP1-TP4".

3 samples were selected for laboratory sieve analysis, Atterberg Testing and Classification. Reference Exhibits "S1-S3". One sample were selected, and laboratory tested for maximum moisture/density determination. Reference Exhibit MD1.

Test Pit No. 1

0.0 - 0.2 feet	Imported ¾" aggregate base rock. Dry and firm.
0.2 - 7.0 feet	Brown coarse grained silty sand. Decomposed granite. Soft and loose. Slightly moist.
7.0 – 8.0 feet	Light brown silt. Moist and soft.
8.0 – 9.0 feet	Brown silty sand. Dry and firm. No ground water encountered

Test Pit No. 2

0.0 - 0.5 feet	Light native grasses and brown silty sands. Moist and loose.
0.5 - 6.0 feet	Brown even grained silty sand. Soft and loose. Slightly moist.
6.0 – 9.0 feet	Brown silty sand. Moist and Firm. No ground water encountered

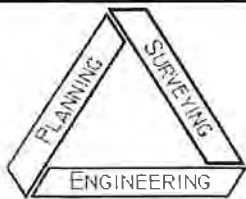
Test Pit No. 3

0.0 - 0.5 feet	Light native grasses and brown silty sands. Moist and loose.
0.5 - 2.5 feet	Brown even grained silty sand. Decomposed granite. Soft and loose. Slightly moist.
2.5 – 5.75 feet	Light Brown sand. Very dry and loose.
5.75 – 6.0 feet	Light brown silt. Moist and loose.
6.0 – 9.0 feet	Light Brown sand. Very dry and loose. No ground water encountered

Test Pit No. 4

0.0 - 0.5 feet	Light native grasses and brown silty sands. Moist and loose.
0.5 - 6.0 feet	Brown even grained silty sand. Decomposed granite. Soft and loose. Slightly moist.
6.0 – 6.5 feet	Light brown silt. Moist and soft.
6.5 – 9.0 feet	Light Brown sand. Very dry and loose. No ground water encountered

APPENDIX C
LABORATORY TESTING



NST ENGINEERING, INC.

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EXHIBIT S-1

Stephen H. Schmidt, R.L.S.

Vernon H. Templeton, R.L.S.

Jeffery A. Morrish, R.C.E.

SIEVE ANALYSIS DATA

ASTM: C-117 ~ C-136 ~ D1140 ~ D-422 ~ D-4318 ~ D-2487

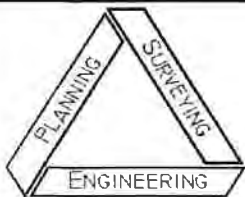
PROJECT: DOYLE DOLLAR GENERAL 436400 OLD WIGHWAY 395 SOILS INVESTIGATION	ENGINEERING TECHNICIAN OR INSPECTOR: ROBERT B. SCHMIDT	DATE: 3/12/2020	JOB NO. 2020-030
	SAMPLE NO. 1	LOCATION : TEST PIT 1 0.3' - 7.0' FEET DEEP	
	CONTRACT NO. N/A		

DESCRIPTION OF SAMPLE: ASTM D-2487 = SM (SILTY SAND)

Sample Dry Weight: 1925.8		Washed Dry Weight: 1569.7		Washing Loss: 356.1		SPECIFICATIONS		
Screen Size or Sieve Number	Cumulative Weight Retained	Percent Retained	Percent Passing	J. M. F.	Band	Deviation		
				C.O.E.				
3 (75mm)								
2.5 (63mm)								
2 (50mm)								
1.5 (37.5mm)								
1 (25mm)								
3/4 (19mm)								
1/2 (12.5mm)								
3/8 (9.5mm)	0.0	0.0	100.0					
4 (4.75mm)	20.2	1.0	99.0					
8 (2.36mm)	114.5	5.9	94.1					
10 (2.00mm)	101.3	5.3	94.7					
16 (1.18mm)	308.4	16.0	84.0					
30 (600um)	543.3	28.2	71.8					
40 (425um)	706.3	36.7	63.3					
50 (300um)	882.3	45.8	54.2					
80 (180mm)								
100 (150mm)	1298.0	67.4	32.6					
No. 200 (75mm)	1553.2	80.7	19.3					
Pan	16.3	Total Weight of Original Sample		1925.8	Atterberg Limits D-4318			
Wash Loss	356.1	Less Total Weight of Fractions		1925.6	LL:	NON		
Pan Plus Wash	372.4	Error		0.2	PL:	PLASTIC		
Total Fractions	1925.6	Percent Error		0.01	PI:			

REMARKS :

TECHNICIAN:	CHECKED AND SUBMITTED BY:	
RBS	RBS	



NST ENGINEERING, INC.

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EXHIBIT S-2

Stephen H. Schmidt, R.L.S.

Vernon H. Templeton, R.L.S.

Jeffery A. Morrish, R.C.E.

SIEVE ANALYSIS DATA

ASTM: C-117 ~ C-136 ~ D1140 ~ D-422 ~ D-4318 ~ D-2487

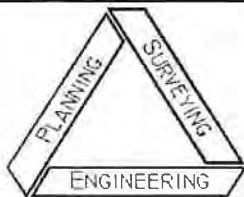
PROJECT: DOYLE DOLLAR GENERAL 436400 OLD WIGHWAY 395 SOILS INVESTIGATION	ENGINEERING TECHNICIAN OR INSPECTOR: ROBERT B. SCHMIDT	DATE: 3/12/2020	JOB NO. 2020-030
	SAMPLE NO. 1	LOCATION : TEST PIT 1 7.0' - 8.0' FEET DEEP	
	CONTRACT NO. N/A		

DESCRIPTION OF SAMPLE: ASTM D-2487 = ML (SILT)

Sample Dry Weight: 610.7		Washed Dry Weight: 221.1		Washing Loss: 389.6		SPECIFICATIONS	
Screen Size or Sieve Number	Cumulative Weight Retained	Percent Retained	Percent Passing	J. M. F. C.O.E.	Band	Deviation	
3 (75mm)							
2.5 (63mm)							
2 (50mm)							
1.5 (37.5mm)							
1 (25mm)							
3/4 (19mm)							
1/2 (12.5mm)							
3/8 (9.5mm)	0.0	0.0	100.0				
4 (4.75mm)	0.3	0.0	100.0				
8 (2.36mm)	4.4	0.7	99.3				
10 (2.00mm)	6.8	1.1	98.9				
16 (1.18mm)	16.5	2.7	97.3				
30 (600um)	34.6	5.7	94.3				
40 (425um)	48.3	7.9	92.1				
50 (300um)	60.9	10.0	90.0				
80 (180mm)							
100 (150mm)	114.1	18.7	81.3				
No. 200 (75mm)	210.3	34.4	65.6				
Pan	10.7	Total Weight of Original Sample		610.7	Atterberg Limits D-4318		
Wash Loss	389.6	Less Total Weight of Fractions		610.6	LL:	34	
Pan Plus Wash	400.3	Error		0.1	PL:	28	
Total Fractions	610.6	Percent Error		0.02	PI:	6	

REMARKS :

TECHNICIAN:	CHECKED AND SUBMITTED BY:
RBS	RBS



NST ENGINEERING, INC.

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EXHIBIT S-3

Stephen H. Schmidt, R.L.S.
Vernon H. Templeton, R.L.S.
Jeffery A. Morrish, R.C.E.

SIEVE ANALYSIS DATA

ASTM: C-117 ~ C-136 ~ D1140 ~ D-422 ~ D-4318 ~ D-2487

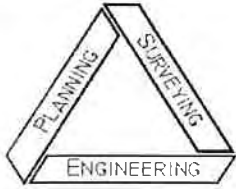
PROJECT: DOYLE DOLLAR GENERAL 436400 OLD WIGHWAY 395 SOILS INVESTIGATION	ENGINEERING TECHNICIAN OR INSPECTOR: ROBERT B. SCHMIDT	DATE: 3/12/2020	JOB NO. 2020-030
	SAMPLE NO. 1	LOCATION : TEST PIT 3 2.5' - 5.75' FEET DEEP	
	CONTRACT NO. N/A		

DESCRIPTION OF SAMPLE: ASTM D-2487 = SP-SM (POORLY GRADED SAND WITH SILT)

Sample Dry Weight: 661.2		Washed Dry Weight: 598.5	Washing Loss: 62.7	SPECIFICATIONS		
Screen Size or Sieve Number	Cumulative Weight Retained	Percent Retained	Percent Passing	J. M. F. C.O.E.	Band	Deviation
3 (75mm)						
2.5 (63mm)						
2 (50mm)						
1.5 (37.5mm)						
1 (25mm)						
3/4 (19mm)						
1/2 (12.5mm)						
3/8 (9.5mm)	0.0	0.0	100.0			
4 (4.75mm)	0.3	0.0	100.0			
8 (2.36mm)	10.9	1.6	98.4			
10 (2.00mm)	20.1	3.0	97.0			
16 (1.18mm)	65.0	9.8	90.2			
30 (600um)	187.4	28.3	71.7			
40 (425um)	300.0	45.4	54.6			
50 (300um)	409.2	61.9	38.1			
80 (180mm)						
100 (150mm)	557.3	84.3	15.7			
No. 200 (75mm)	598.3	90.5	9.5			
Pan	0.2	Total Weight of Original Sample		661.2	Atterberg Limits D-4318	
Wash Loss	62.7	Less Total Weight of Fractions		661.2	LL:	NON
Pan Plus Wash	62.9	Error		0.0	PL:	PLASTIC
Total Fractions	661.2	Percent Error		0.00	PI:	

REMARKS : Cu = 5.76, Cc = 1.60

TECHNICIAN:	CHECKED AND SUBMITTED BY:
RBS	RBS



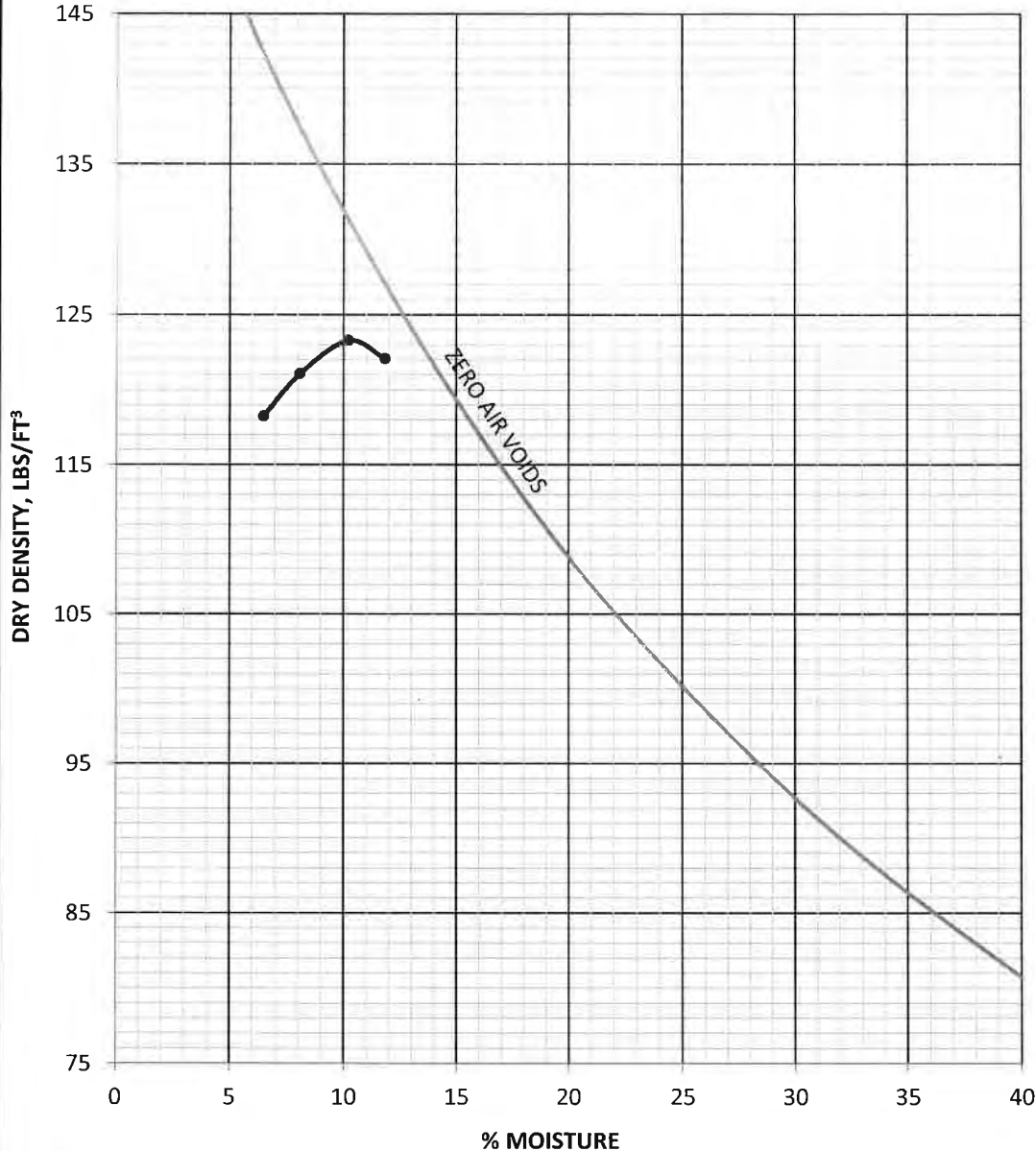
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EXHIBIT MD-1

Stephen H. Schmidt, R.L.S.
Vernon H. Templeton, R.L.S.
Jeffery A. Morrish, R.C.E.

MOISTURE-DENSITY CURVE



M, %	Y _d
6.5	118.3
8.1	121.1
10.2	123.3
11.8	122.1

TEST METHOD: ASTM-1557

SAMPLE SOURCE: TEST PIT 1 (0.25' - 6.0' FEET DEEP)

SOIL CLASSIFICATION: SM SILTY SAND WITH SCATTERED IMPORTED GRAVELS

MAXIMUM DRY DENSITY: 123.3 lbs/ft³

MOISTURE: 10.2 %

PROJECT: DOYLE DOLLAR GENERAL

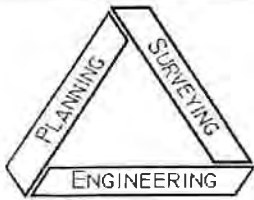
COMMENTS:

MD-1

DATE: 3/20/2020

TESTED BY: ROBERT B. SCHMIDT

JOB NUMBER: 2020-030



NST ENGINEERING, INC.

1495 Riverside Drive ~ Susanville CA 96130
(530) 257-5173 ~ FAX (530) 257-6272

Stephen H. Schmidt, R.L.S.
Vernon H. Templeton, R.L.S.
Jeffery A. Morrish, R.C.E.

PERCOLATION AND TEST PIT REPORT

PROJECT: DOYLE DOLLAR GENERAL
JOB NUMBER: 2020-030
NOTES: NEW SEWAGE DISPOSAL PRIMARY FIELD

LOCATION: LASSEN COUNTY
A.P.N. 141-060-012
CONTACT: FRANK ARAGON
ADDRESS: 3980 STRICKLAND MINE RD
PLACERVILLE, CA 95667

PERCOLATION TEST DATA

RUN	TIME	DEPTH	TIME	DEPTH	RATE m/in
1	8:00 AM	27 1/2	8:30 AM	29 1/4	17
2	8:31 AM	27 1/2	9:00 AM	29	19
3	9:01 AM	27 5/8	9:30 AM	29	21
4	9:31 AM	27 1/2	10:00 AM	28 3/4	23
5	10:01 AM	27 3/4	10:30 AM	28 7/8	26
6	10:31 AM	27 2/3	11:00 AM	28 3/4	27
7	11:01 AM	27 3/4	11:30 AM	28 11/16	31
8	11:31 AM	27 1/2	12:00 PM	28 7/16	31

PERC TEST No. PERC 1
LOCATION SEE ATTACHED MAP
HOLE DEPTH 36 INCHES
HOLE DIAMETER 6 INCHES
PRESOAK DATE 3/12/2020
TEST DATE 3/13/2020
TEST RUN BY ROBERT B. SCHMIDT

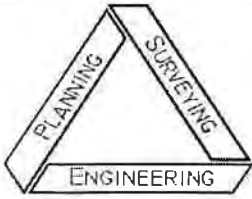
PERC RATE: 31 MIN./INCH

TEST PIT PROFILE

TEST PIT EXCAVATED WITH A KUBOTA KX040-4 ECO PLUS EXCAVATOR AND A 1.0' FOOT BUCKET. SOILS ARE NON PLASTIC SLIGHTLY MOIST SILTY SANDS, WITH A LIGHT STRATA OF SILT NEAR 7.0' DEEP. EXCAVATION DONE WITH MINIMAL EFFORT USING A SMALL SIZED EXCAVATOR.

TEST PIT No. TP-1
DATE 3/12/2020
EQUIPMENT KUBOTA KX040-4
LOGGED BY ROBERT B. SCHMIDT

FROM DEPTH	TO DEPTH	
0.0'	7.0'	BROWN SILTY SANDS, DECOMPOSED GRANITE. SOFT AND MOIST
7.0'	8.0'	SILT, PLASTIC INDEX OF 6. SOFT AND MOIST.
8.0'	9.0'	BROWN SILTY SANDS. FIRM AND DRY.
		NO GROUND WATER ENCOUNTERED



NST ENGINEERING, INC.

1495 Riverside Drive ~ Susanville CA 96130
(530) 257-5173 ~ FAX (530) 257-6272

Stephen H. Schmidt, R.L.S.
Vernon H. Templeton, R.L.S.
Jeffery A. Morrish, R.C.E.

PERCOLATION AND TEST PIT REPORT

PROJECT: DOYLE DOLLAR GENERAL
JOB NUMBER: 2020-030
NOTES: NEW SEWAGE DISPOSAL PRIMARY FIELD

LOCATION: LASSEN COUNTY
A.P.N. 141-060-012
CONTACT: FRANK ARAGON
ADDRESS: 3980 STRICKLAND MINE RD
PLACERVILLE, CA 95667

PERCOLATION TEST DATA

RUN	TIME	DEPTH	TIME	DEPTH	RATE m/in
1	8:01 AM	28 1/16	8:32 AM	30	16
2	8:33 AM	28	9:02 AM	29 3/4	17
3	9:03 AM	28 1/16	9:32 AM	29 1/2	20
4	9:33 AM	28 1/4	10:02 AM	29 1/2	23
5	10:03 AM	28	10:32 AM	29 3/16	24
6	10:33 AM	28	11:02 AM	29 1/8	26
7	11:03 AM	28 1/16	11:32 AM	29 1/8	27
8	11:33 AM	28 1/4	12:01 PM	29 5/16	26

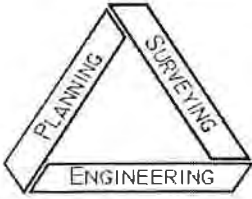
PERC TEST No. PERC 2
LOCATION SEE ATTACHED MAP
HOLE DEPTH 36 INCHES
HOLE DIAMETER 6 INCHES
PRESOAK DATE 3/12/2020
TEST DATE 3/13/2020
TEST RUN BY ROBERT B. SCHMIDT
PERC RATE: 27 MIN./INCH

TEST PIT PROFILE

TEST PIT EXCAVATED WITH A KUBOTA KX040-4 ECO PLUS EXCAVATOR AND A 1.0' FOOT BUCKET. SOILS ARE SILTY SANDS, AND SAND, NON PLASTIC SLIGHTLY MOIST. EXCAVATION DONE WITH MINIMAL EFFORT USING A SMALL SIZED EXCAVATOR.

TEST PIT No. TP-3
DATE 3/12/2020
EQUIPMENT KUBOTA KX040-4
LOGGED BY ROBERT B. SCHMIDT

FROM	TO	
DEPTH	DEPTH	
0.0'	3.0'	BROWN SILTY SANDS, DECOMPOSED GRANITE. SOFT AND MOIST
3.0'	6.0'	LIGHTER BROWN NON PLASTIC SANDS. SOFT AND DRY.
6.0'	7.0'	SILT WITH A PLASTIC INDEX OF 6. SOFT AND MOIST.
7.0'	9.0'	BROWN NON PLASTIC SAND. SOFT AND MOIST.
		NO GROUND WATER ENCOUNTERED



NST ENGINEERING, INC.

1495 Riverside Drive ~ Susanville CA 96130
(530) 257-5173 ~ FAX (530) 257-6272

Stephen H. Schmidt, R.L.S.
Vernon H. Templeton, R.L.S.
Jeffery A. Morrish, R.C.E.

PERCOLATION AND TEST PIT REPORT

PROJECT: DOYLE DOLLAR GENERAL

JOB NUMBER: 2020-030

NOTES: NEW SEWAGE DISPOSAL PRIMARY FIELD

LOCATION: LASSEN COUNTY

A.P.N. 141-060-013

CONTACT: FRANK ARAGON

ADDRESS: 3980 STRICKLAND MINE RD
PLACERVILLE, CA 95667

PERCOLATION TEST DATA

RUN	TIME	DEPTH	TIME	DEPTH	RATE m/in
1	8:03 AM	28 3/8	8:34 AM	29 1/2	28
2	8:35 AM	28 1/4	9:04 AM	29 1/4	29
3	9:05 AM	28 5/16	9:34 AM	29 1/4	31
4	9:35 AM	28 3/16	10:04 AM	29	36
5	10:05 AM	28 3/8	10:34 AM	29 1/16	42
6	10:35 AM	28 1/4	11:04 AM	28 7/8	46
7	11:05 AM	28 1/4	11:34 AM	28 7/8	46
8	11:35 AM	28 3/8	12:02 PM	28 15/16	48

PERC TEST No.

PERC 3

LOCATION

SEE ATTACHED MAP

HOLE DEPTH

36 INCHES

HOLE DIAMETER

6 INCHES

PRESOAK DATE

3/12/2020

TEST DATE

3/13/2020

TEST RUN BY

ROBERT B. SCHMIDT

PERC RATE: 48 MIN./INCH

TEST PIT PROFILE

TEST PIT EXCAVATED WITH A KUBOTA KX040-4 ECO PLUS EXCAVATOR AND A 1.0' FOOT BUCKET. SOILS ARE SILTY SANDS, AND SAND, NON PLASTIC SLIGHTLY MOIST. EXCAVATION DONE WITH MINIMAL EFFORT USING A SMALL SIZED EXCAVATOR.

TEST PIT No.

TP-3

DATE

3/12/2020

EQUIPMENT

KUBOTA KX040-4

LOGGED BY

ROBERT B. SCHMIDT

FROM	TO	
DEPTH	DEPTH	
0.0'	3.0'	BROWN SILTY SANDS, DECOMPOSED GRANITE. SOFT AND MOIST
3.0'	6.0'	LIGHTER BROWN NON PLASTIC SANDS. SOFT AND DRY,
6.0'	7.0'	SILT WITH A PLASTIC INDEX OF 6. SOFT AND MOIST.
7.0'	9.0'	BROWN NON PLASTIC SAND. SOFT AND MOIST.
		NO GROUND WATER ENCOUNTERED



Lahontan Regional Water Quality Control Board

January 15, 2020

RECEIVED

JAN 17 2020

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

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES

COMMENTS ON WOODCREST REAL ESTATE VENTURES (ARAGON)

Woodcrest Real Estate Ventures (Aragon) is proposing to construct a 9,100-square-foot retail store (Project) near Doyle, California. In addition to construction of the retail store, the Project design will accommodate on-site delivery truck circulation, parking for 45 vehicles, one loading zone space, a dumpster enclosure, landscaping, on-site stormwater treatment, and a private septic system.

Lassen County will serve as the California Environmental Quality Act (CEQA) lead agency for this Project and will prepare a Negative Declaration (ND) or an Environmental Impact Report (EIR) as appropriate to meet local and state permitting requirements.

This letter provides the Lahontan Regional Water Quality Control Board's (Water Board) support for the Project. To assist the County of Lassen and Project implementer with early Project planning, Water Board staff would like to provide the following reminder:

Construction Permitting

The National Pollutant Discharge Elimination System (NPDES) stormwater program regulates stormwater discharges from construction activities that disturb one or more acres of soil. Since Project construction activities involve one acre or greater of land disturbance, 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

A completed application should be submitted through the State Water Board's Storm Water Multi-Application and Report Tracking System (SMARTS) at:

<https://smarts.waterboards.ca.gov>.

PETER C. PUMPHREY, CHAIR | PATTY Z. KOUYOUMDJIAN, EXECUTIVE OFFICER

California Environmental Quality Act (CEQA)

The Lahontan Water Board must comply with CEQA whenever it takes a discretionary action, including issuing a 401 Water Quality Certification or Basin Plan Prohibition Exemption. Based on the Project description, Water Board staff anticipates that all proposed Project tasks will be implemented under the CEQA document prepared by Lassen County.

Document Submittal Instructions

The Water Board has implemented a paperless office system to reduce paper use, increase efficiency, and provide an efficient way for our staff, the public and interested parties to view documents in electronic form. Effective May 1, 2015, please convert all regulatory documents, submissions, materials, data, and correspondence that you would normally submit to us as hard copies in a Portable Document Format (PDF). Since we can no longer receive paper copies of your documents, documents that are less than 50 MB should be emailed to the Regional Water Board's South Lake Tahoe office at Lahontan@waterboards.ca.gov. Please include your project's WDID No. (if it has been assigned), Project Name and/or Discharger Name, Monitoring Report Name (if it is one) and Staff assigned to your project at the Water Board in the Subject Line. Documents that are 50 MB or larger should be transferred to a thumb drive or compact disk and mailed to the Water Board office at: 2501 Lake Tahoe Blvd. South Lake Tahoe, CA 96150.

Thank you for providing Water Board staff the opportunity to provide comments on this Project. Please contact me at: jim.carolan@waterboards.ca.gov or (530) 542-5477 with any questions.



Jim Carolan, PG, CHG
Engineering Geologist

RECEIVED

Stefano Richichi

JAN 27 2020

From: Gonzalez, Marcelino@DOT <marcelino.gonzalez@dot.ca.gov>
Sent: Monday, January 27, 2020 3:48 PM
To: Stefano Richichi
Cc: Grah, Kathy M@DOT; Battles, Michael@DOT; Pascal, Anthony C@DOT; Ehorn, Tanya N@DOT; state.clearinghouse@opr.ca.gov
Subject: Las-395-25.33 Aragon UP 2019-011 Doyle Dollar General SCH# 2020010121
Follow Up Flag: Follow up
Flag Status: Flagged

LASSEN COUNTY DEPARTMENT OF
 PLANNING AND BUILDING SERVICES

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

Caltrans recommends that the County consider a fair share contribution toward future highway intersection lighting. The County would be responsible for collecting the funds and audit reporting of the funds until a lighting project is needed.

If the County determines it infeasible to collect and monitor the fair share funds, in absence of development contributions, Caltrans would look to the County to fund its share of a future highway intersection lighting project.

Onsite lighting shall be directed downward to prevent offsite glare.

Fencing or other property delineator measures shall be considered to prevent encroachment of the proposed use onto the state highway right of way.

Appurtenant signs should not distract the traveling public.

A drainage report is requested to demonstrate that no drainage would be directed to the state facilities.

Thanks for the opportunity to review and comment.

Marcelino "Marci " Gonzalez
 Local Development Review
 & Regional Transportation Planner
 (530)225-3369

From: Gonzalez, Marcelino@DOT
Sent: Tuesday, January 21, 2020 8:04 AM
To:
Subject: FW: Las-395-25.33 Doyle Dollar General



From: Gonzalez, Marcelino@DOT
Sent: Friday, January 17, 2020 12:12 PM
To:
Subject: RE: Las-395-25.33 Doyle Dollar General

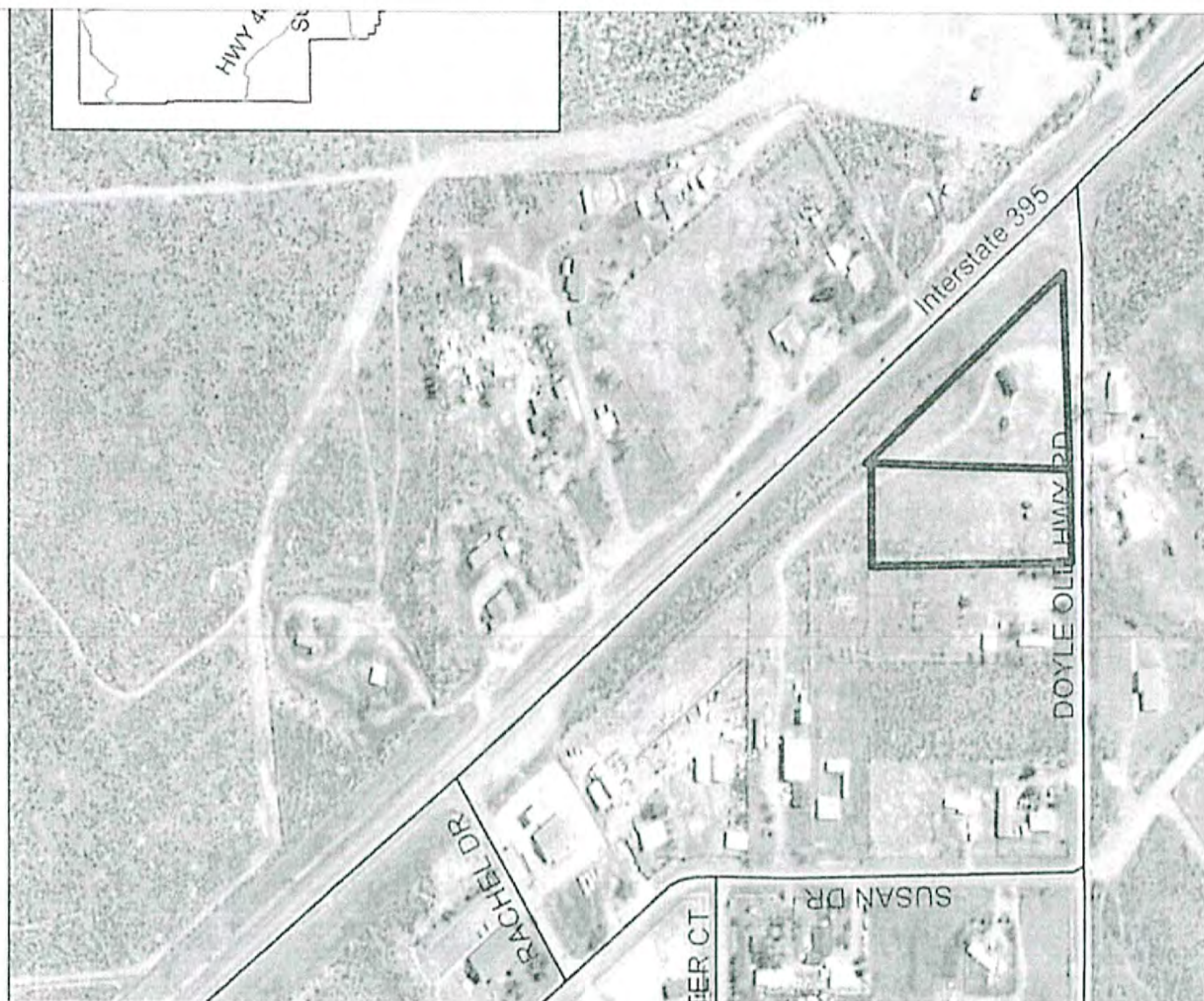
Mike and All,

Previously, we reviewed a Dollar General proposal for Janesville. There is a new proposal in the Early Consultation stage for a Dollar General in Doyle.

Concerns are similar. Drainage – they show an onsite detention facility. Proximity to highway – 300 feet to driveway from highway. Intersection has turn lanes, does not have intersection illumination. Will comment that onsite lighting be shielded from highway.

Any other comments or concerns?

Please let me know by Jan 28.





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

JAN 30 2020

January 29, 2020

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

LASSEN COUNTY DEPARTMENT OF
 PLANNING AND BUILDING SERVICES

**Subject: Review of the Early Scoping for Use Permit 2019-011 and Initial Study
 2019-007 (Woodcrest Real Estate Ventures), State Clearinghouse
 Number 2020010121, Community of Doyle, Lassen County**

Dear Mr. Richichi:

The California Department of Fish and Wildlife (Department) has reviewed the early consultation request dated January 7, 2020, for the above-referenced project (Project). 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 the State's 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.

Project Description

The Project as proposed is to "construct a 9,100-square-foot retail store off of Old Highway Road near Doyle." The parcels are located at 436-400 and 436-410 Old Highway Road on Assessor's Parcel Numbers 141-060-13 and 141-060-12.

Comments and Recommendations

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

Conserving California's Wildlife Since 1870

Biological Resources

The Department is basing early consultation comments on the information you provided in your request. To enable Department staff to adequately review and comment on the proposed Project, we recommend the following information be included in the subsequent environmental review as applicable. As the Project is proposed in wildlife habitat, a basic botanical, wildlife, and habitat assessment (conducted at the appropriate time of the year) is needed in order to determine whether focused or protocol-level surveys are warranted, and to make an informed decision on potential significant impacts. The Department recommends all plant and wildlife species identified in the California Natural Diversity Database (CNDDDB) 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. The Department cannot determine whether the project would result in significant impacts until more information is provided.

A query of the CNDDDB identified a number of special-status wildlife and botanical species as well as sensitive vegetation within a three-mile radius including, but not limited to, the following:

Plants

- Schoolcraft's wild buckwheat (*Eriogonum microthecum* var. *schoolcraftii*) (California Rare Plant Rank 1B.2)
- Plummer's clover (*Trifolium gymnocarpon* ssp. *plummerae*) (California Rare Plant Rank 2B.3)
- Western seablite (*Suaeda occidentalis*) (California Rare Plant Rank 2B.3)
- Lance-leaved scurf-pea (*Ladegania lanceolata*) (California Rare Plant Rank 2B.3)

Wildlife

- Swainson's hawk (*Buteo swainsoni*) (State Listed as Threatened)

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. A thorough assessment of rare plants and rare 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://www.wildlife.ca.gov/conservation/survey-protocols#377281280-plants>). 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>. Swainson hawk protocols can be found at: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83991&inline>. The protocol is written for the Antelope Valley area in southern California; however, it works just as well in the northern deserts.

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 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.

Landscape Plan

The Department recommends the "native" seed mix consist of native seeds from the local area. The Department requests to see a list of species to be used in the wildflower mix. The use of ornamental plants in landscaping does impact the local ecosystems. Research continues to show that native plants support more species of insects than commonly planted landscape plants¹. This becomes an issue when one realizes the number of insects it takes to feed a brood of birds, for example. The Department recommends more natives and fewer ornamental plants be used for this Project.

Mitigation

Avoidance and mitigation measures for impacts to special-status species and sensitive habitats, if found, should be proposed in subsequent environmental review to avoid any significant effects the Project would have on the species or its habitat. Examples of mitigation measures for special-status species and habitat include, but are not limited to, project modification to avoid the species and its habitat, enhancement of existing onsite habitat, offsite restoration or enhancement of habitat, or onsite/offsite preservation of habitat.

¹ Burghardt, Karin et al. "Impact of Native Plants on Bird and Butterfly Biodiversity in Suburban Landscapes." *Conservation Biology* 23.1 (2009): 219-224. Print.

Stefano Richichi, Associate Planner
County of Lassen
January 29, 2020
Page 4

The Department appreciates the opportunity to comment during the early consultation period. If you have any questions, please contact Amy Henderson, Senior Environmental Scientist (Specialist), at (530) 225-2779, or by e-mail at Amy.Henderson@wildlife.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Curt Babcock", is written over a light blue horizontal line.

Curt Babcock
Habitat Conservation Program Manager

cc: Stefano Richichi, Associate Planner
County of Lassen
srichichi@co.lassen.ca.us

State Clearinghouse
state.clearinghouse@opr.ca.gov

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



Jared Blumenfeld
Secretary for
Environmental Protection

Department of Toxic Substances Control

Meredith Williams, Ph.D., Director
8800 Cal Center Drive
Sacramento, California 95826-3200



Gavin Newsom
Governor

January 31, 2020

RECEIVED

Mr. Stefano Richichi
Associate Planner
County of Lassen
707 Nevada Street, Suite #5
Susanville, California 96130

FEB 06 2020

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES

NOTICE OF EARLY CONSULTATION FOR USE PERMIT #2019-011, INITIAL STUDY #2019-007, WOODCREST REAL ESTATE VENTURES (ARAGON) – DATED JANUARY 7, 2020 (STATE CLEARINGHOUSE NUMBER: 20200101021)

Dear Mr. Richichi:

The Department of Toxic Substances Control (DTSC) received a Notice of Early Consultation (Notice) for Use Permit #2019-011, Initial Study #2019-007, Woodcrest Real Estate Ventures (Aragon).

The proposed project is construction of a 9,100-square-foot retail store off of Old Highway Road near Doyle.

DTSC recommends that the following issues be evaluated in the Negative Declaration (ND) or Environmental Impact Report (EIR), Hazards and Hazardous Materials section:

1. The ND or EIR should acknowledge the potential for project site activities to result in the release of hazardous wastes/substances. In instances in which releases may occur, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated. The ND or EIR should also identify the mechanism(s) to initiate any required investigation and/or remediation and the government agency who will be responsible for providing appropriate regulatory oversight.
2. Refiners in the United States started adding lead compounds to gasoline in the 1920s in order to boost octane levels and improve engine performance. This practice did not officially end until 1992 when lead was banned as a fuel additive in California. Tailpipe emissions from automobiles using leaded gasoline contained lead and resulted in aerially deposited lead (ADL) being deposited in and along roadways throughout the state. ADL-contaminated soils still exist

along roadsides and medians and can also be found underneath some existing road surfaces due to past construction activities. Due to the potential for ADL-contaminated soil DTSC, recommends collecting soil samples for lead analysis prior to performing any intrusive activities for the project described in the Notice.

3. If buildings or other structures are to be demolished on any project sites included in the proposed project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with DTSC's 2006 *Interim Guidance Evaluation of School Sites with Potential Contamination from Lead Based Paint, Termiticides, and Electrical Transformers* (https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/Guidance_Lead_Contamination_050118.pdf).
4. If any sites within the project area or sites located within the vicinity of the project have been used or are suspected of having been used for mining activities, proper investigation for mine waste should be discussed in the ND or EIR. DTSC recommends that any project sites with current and/or former mining operations onsite or in the project site area should be evaluated for mine waste according to DTSC's 1998 Abandoned Mine Land Mines Preliminary Assessment Handbook (https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/11/aml_handbook.pdf).
5. If any projects initiated as part of the proposed project require the importation of soil to backfill any excavated areas, proper sampling should be conducted to ensure that the imported soil is free of contamination. DTSC recommends the imported materials be characterized according to DTSC's 2001 *Information Advisory Clean Imported Fill Material* (https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/SMP_FS_Cleanfill-Schools.pdf).
6. If any sites included as part of the proposed project have been used for agricultural, weed abatement or related activities, proper investigation for organochlorinated pesticides should be discussed in the ND or EIR. DTSC recommends the current and former agricultural lands be evaluated in accordance with DTSC's 2008 *Interim Guidance for Sampling Agricultural Properties (Third Revision)* (<https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/Ag-Guidance-Rev-3-August-7-2008-2.pdf>).

DTSC appreciates the opportunity to review the Notice. Should you need any assistance with an environmental investigation, please submit a request for Lead Agency Oversight Application, which can be found at: https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/VCP_App-1460.doc. Additional information regarding voluntary agreements with DTSC can be found at: <https://dtsc.ca.gov/brownfields/>.

Mr. Stefano Richichi
January 31, 2020
Page 3

If you have any questions, please contact me at (916) 255-3710 or via email at Gavin.McCreary@dtsc.ca.gov.

Sincerely,



Gavin McCreary
Project Manager
Site Evaluation and Remediation Unit
Site Mitigation and Restoration Program
Department of Toxic Substances Control

cc: (via email)

Governor's Office of Planning and Research
State Clearinghouse
State.Clearinghouse@opr.ca.gov

Ms. Lora Jameson, Chief
Site Evaluation and Remediation Unit
Department of Toxic Substances Control
Lora.Jameson@dtsc.ca.gov

Mr. Dave Kereazis
Office of Planning & Environmental Analysis
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

Use Permit #2019-011, Woodcrest Real Estate Ventures (Aragon)



RECEIVED



USE PERMIT APPLICATION

DEC 04 2019

FILING FEE: CLASS 1 \$397 CLASS 2 \$571 CLASS 3 \$2,381

DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

(530) 251-8269 • (530) 251-8373 (fax)

www.co.lassen.ca.us

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES

Form must be typed or printed clearly in black or blue ink. All sections must be completed in full.

This application consists of one page; only attach additional sheets if necessary.

FILE NO. UP#2019-011

Property Owner/s	Property Owner/s
Name: Frank D. Aragon	Name:
Mailing Address: 3980 Strickland Mine Road	Mailing Address:
City, ST, Zip: Placerville, California 95667	City, ST, Zip:
Telephone: 916-204-2713 Fax:	Telephone: Fax:
Email: ara98@yahoo.com	Email:

Applicant/Authorized Representative*	Agent (Land Surveyor/Engineer/Consultant)
Same as above: <input type="checkbox"/>	Correspondence also sent to: <input type="checkbox"/>
Name: Woodcrest Real Estate Ventures, Steve Powell	Name: Projection Engineering, Paul Fisher
Mailing Address: 1410 Main Street, Suite C	Mailing Address: 1230 Cedar Street
City, ST, Zip: Ramona, California 92065	City, ST, Zip: Ramona, California 92065
Telephone: 760-271-9400 Fax:	Telephone: 760-443-6504 Fax:
Email: steve@woodcrestrev.com	Email: paulfisher@projectionengineering.com License #: 71549

Project Address or Specific Location: Northwest corner of U.S. Hwy 395 and Old Hwy 395			
Deed Reference: Book: 141	Page: 6	Year:	Doc#:
Zoning: Currently: A1 / Proposed: Commercial		General Plan Designation:	
Parcel Size (acreage): A: 1.37 + B: 1.46 = 2.83 total		Section: 6	Township: 25N Range: 17E

Assessor's Parcel Number(s):	A: 141 - 060 - 12	B: 141 - 060 - 13	- -
- -	- -	- -	- -

Project Description:
See "Attachment A: Project Description"

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:	<i>Steve Powell</i> Date: 11/30/2019
Date:	Date:

See associated process form for required attachments and instructions.

RECEIVED



Initial Study Application

DEC 04 2019

FILING FEE: \$611.00
 DEPARTMENT OF PLANNING AND BUILDING SERVICES
 707 Nevada Street, Suite 5 · Susanville, CA 96130-3912
 (530) 251-8269 · (530) 251-8373 (fax)
 www.co.lassen.ca.us

LASSEN COUNTY DEPARTMENT OF
 PLANNING AND BUILDING SERVICES

Form must be typed or printed clearly in black or blue ink. All sections must be completed in full.
 This application consists of one page; only attach additional sheets if necessary.

FILE NO. IS#2019-007

Property Owner/s	Property Owner/s
Name: Frank D. Aragon	Name:
Mailing Address: 3980 Strickland Mine Road	Mailing Address:
City, ST, Zip: Placerville, California 95667	City, ST, Zip:
Telephone: 916-204-2713 Fax:	Telephone: Fax:
Email: ara98@yahoo.com	Email:

Applicant/Authorized Representative*	Agent (Land Surveyor/Engineer/Consultant)
Same as above: <input type="checkbox"/>	Correspondence also sent to: <input type="checkbox"/>
Name: Woodcrest Real Estate Ventures, Steve Powell	Name: Projection Engineering, Paul Fisher
Mailing Address: 1410 Main Street, Suite C	Mailing Address: 1230 Cedar Street
City, ST, Zip: Ramona, California 92065	City, ST, Zip: Ramona, California 92065
Telephone: 760-271-9400 Fax:	Telephone: 760-443-6504 Fax:
Email: steve@woodcrestrev.com	Email: paulfisher@projectionengineering.com License #: 71549

Project Address or Specific Location: Northwest corner of U.S. Hwy 395 and Old Hwy 395			
Deed Reference: Book: 141	Page: 06	Year:	Doc#:
Zoning: Currently: A1 / Proposed: Commercial		General Plan Designation:	
Parcel Size (acreage): A: 1.37 + B: 1.46 = 2.83 total		Section: 6	Township: 25N Range: 17E

Assessor's Parcel Number(s):	A: 141 - 060 - 12	B: 141 - 060 - 13	- -
- -	- -	- -	- -

Project Description:
See "Attachment A: Project Description"

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:	<i>Steve Powell</i> Date: 11/30/2019
Date:	Date:

ENVIRONMENTAL SETTING:

A. Describe the project site as it exists before the project, including information on size of parcel, topography, soil stability, plants and animals, and any cultural, historic or scenic aspects. Describe any existing structures on the site, and the use of the structure. Attach photographs of the site (optional).

The two parcels equate to 2.83 acres on relatively flat land, located at the northwest corner of U.S. Hwy 395 and Old Hwy 395. The project site contains a vacant commercial building known as Burger Barn with a detached storage building. The site is entirely disturbed, with sandy soil.

B. Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type and intensity of the land use (residential, commercial, agricultural, etc.). Attach photographs of the vicinity (optional).

Properties surrounding the proposed project site are a mix of residential (immediately to the West and South), industrial (to the North West), commercial (to the South West), and more residential on the East side of Old Hwy 395. Vegetation is managed by annual blading of the parcel for fire management. The entire site is disturbed.

Slope of Property:

(Approx. percentage of property having following slopes)	100%	(0-8%)
		(9-15%)
		(16-20%)
		(over 20%)

List all county, state, federal, or regional agencies from which a permit or approval is required:
Lassen County, California

Has any form of environmental document been prepared for the project:

Yes _____ If yes, attach. No ☒

List districts involved:

Fire: Doyle Fire Protection District; School: Lassen County Office of Education; Water - Private Well;
Sewer: Onsite Septic

Are there any natural or man-made drainage channels through or adjacent to the property?

No.

(Name and/or type of drainage channels)

Are the following items applicable to the project or its effects? Discuss below all items checked 'yes' (attach additional sheets as necessary).

NOTE: Applicant may be required to submit additional data and information if deemed necessary by the Environmental Review Officer or Lead Agency.

YES NO

X

X

1. Change in lake, stream, or other body of water or ground water quality, or alteration of existing drainage patters.

2. Change in dust, ash, smoke, fumes, or odors in vicinity.

3. Change in existing features of any bodies of water, live or intermittent streams, hills, or substantial alteration of ground contours.

Mitigation Measures proposed by the Property Owner/Applicant:

PL\Forms\Bones\Planning\Initial Study App7/30/15



USE PERMIT PROJECT DETAIL SUPPLEMENT

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

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):** _____ Estimated time frame goals: * Entitlement approval: March 2020, * Building permit issuance: May 2020, Single phase buildout of store: May – August 2020, seeking store occupancy certificate by September 2020, Store to have grand opening by October 2020.
2. **Existing use of property:** _____ Prior use: commercial restaurant: Burger Barn
3. **Describe adjoining land uses (e.g., residential, commercial, agricultural, etc.). Please be as specific as possible.**
North: _____ Limited mixed commercial/industrial uses
South: _____ Residential
East: _____ Residential
West: _____ Mostly residential, limited spot commercial
4. **Hours of proposed operation:** 8am to 10pm **Days of operation:** Monday - Sunday
5. **Number of shifts:** 2 **Number of employees:** 3 per shift
6. **Number of deliveries or pick-ups:** _____ per day 1-2 per week
7. **Number of visitors/customers:** 75-100 per day 525-700 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:** _____ All existing structures will be removed from the property except for the existing well. This will be a new build project

10. **Maximum height (in feet) of existing structures:** Up to 21'
11. **Maximum height (in feet) of proposed structures:** 26'-6" (rounded to 27')

12. Describe any existing structures to be removed: There are three existing structures to be removed.

1. Main CMU two story block building: 1,600 sq. ft. 2. One story CMU storage building: 144 sq. ft.

3. Log well shed: 100 sq. ft.

13. Describe proposed structures and improvements (e.g., buildings, parking, roads, and sewer services, etc.). Please include dimensions and floor area: The project proposes to construct a single story

9,100 sq. ft., (130'x70') retail store (Dollar General), with a maximum height of 27 feet. The site is designed for on-site delivery truck circulation, parking for 45 vehicles and one loading zone space. In addition, there will be a dumpster enclosure, landscaping, on-site stormwater treatment, a private septic system for sewage disposal, and an on-site well for all water demands. Access to the site will be provided via a driveway on Old Hwy 395.

14. Describe the topography and physical environment at and surrounding the project site: The site is currently developed and disturbed. There is relatively little topographical surface change, approx. 2.0' overall from front to back. The site is bordered by road frontages on two sides and developed parcels on the remaining two sides.

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

The project proposes two free standing parking lot lights that will comply to dark sky ordinances. The building light fixtures will be downward facing wall packs and floods. All lighting, exterior and interior will be designed to confine direct lighting to the premises. There will be no light trespass beyond any property lines.

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 +/-1.1 acres

Quantity of cut: 500 cubic yards Quantity of fill: 1,200 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: +/-0.9 acres

18. Number of existing parking spaces: unknown employee unknown customer

Number of proposed parking spaces: 45 proposed parking spaces

Describe surfacing of parking area: Asphalt Paving

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: Plumas-Sierra Rural Electric Cooperative (PSREC) Underground ☐ Overhead ☒

Telephone: Unknown 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: _____

LP/Natural Gas: LP

If an extension of utility lines is necessary, indicate which services and the distance of the extension: No utility line extensions are proposed

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

High School: Lassen County Office of Education

Elementary School: Lassen County Office of Education

Fire Protection: Doyle Fire Protection District

Community Services District: Unknown

Water: N/A

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: Permitting Area: Lassen County

Anticipated Permits Required: Design Review, Class II Use Permit, Lot Merger, Building Permit, Landscape Permit

ATTACHMENT A: PROJECT DESCRIPTION

DOYLE - GENERAL RETAIL

Property Address: Northwest Corner of U.S. Hwy 395 and Old Hwy 395

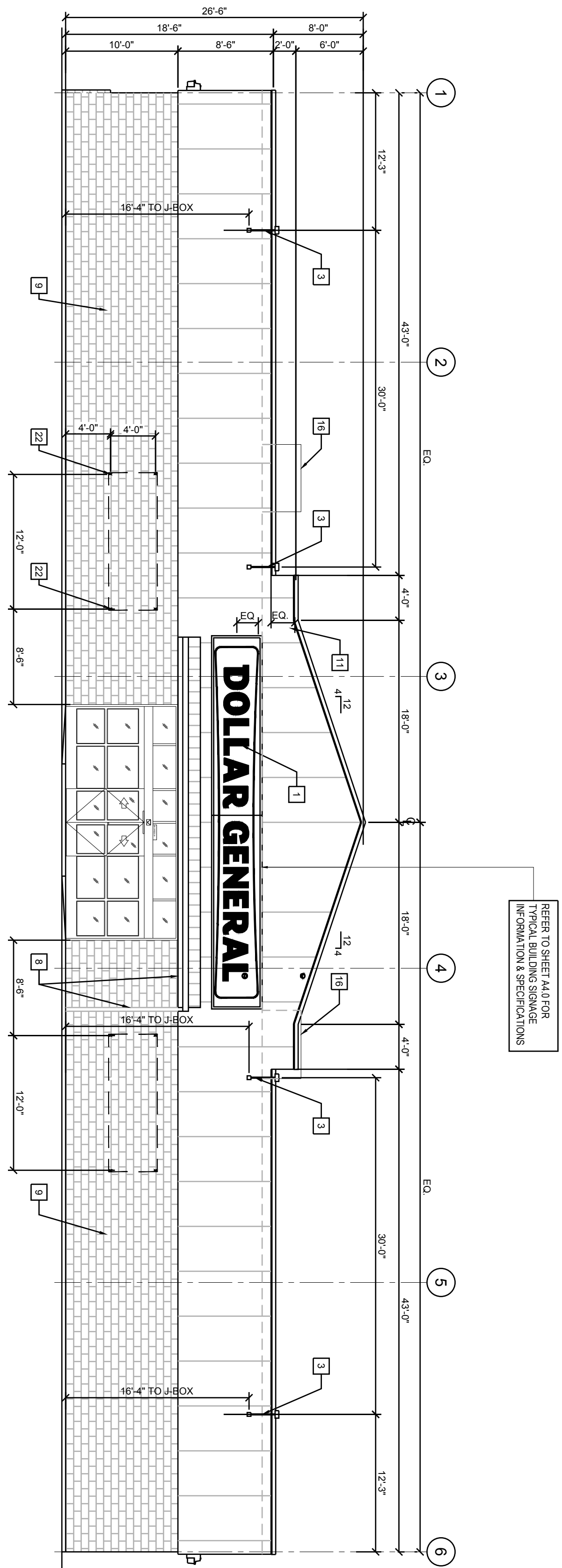
APN: 141-060-12 & -13
Township 25N, Range 17E, Section 6

PROJECT DESCRIPTION

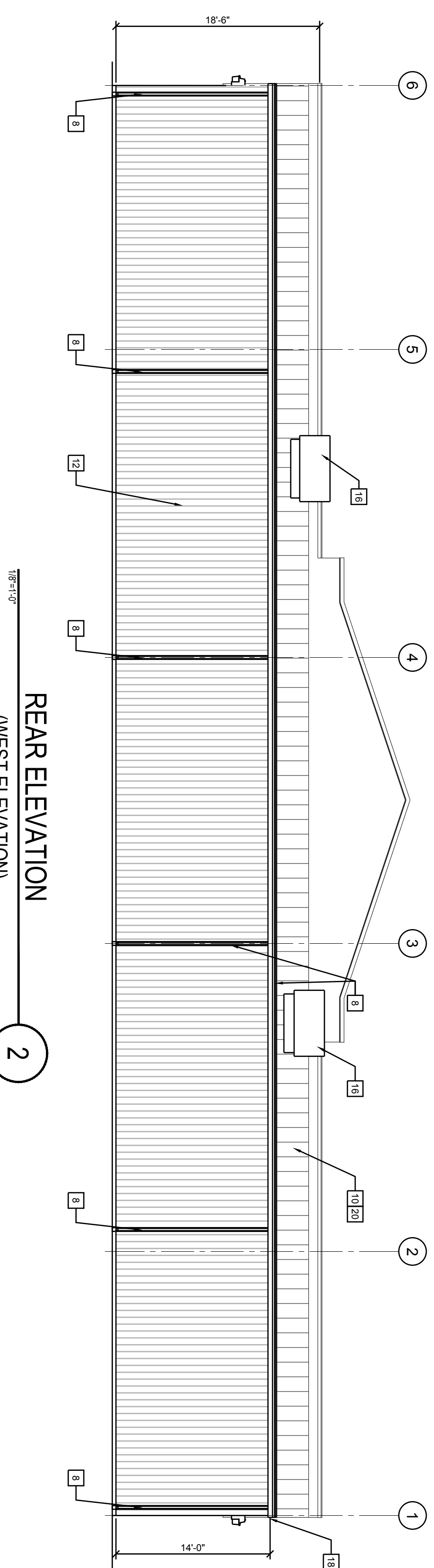
The Project site fronts on the West side of U.S. Hwy 395 and the North side of Old Hwy 395, in the town Doyle, Lassen County, California. The Project site includes parcels APN#: 141-060-12 and 141-060-13, and these two parcels will be merged as a condition of project approval. The subject parcels are in the "A-1" General Agricultural District Zone. Per Section 18.16.050 of the Lassen County Zoning Ordinance, uses in the A-1 zone that are allowed by a use permit include uses allowed by right or by a use permit in the C-T zone. Per Section 18.34.030, item 1., "Retail Stores" are allowed by right in the C-T zone. Through the processing of a CLASS 2 Use Permit, the Project proposes to construct a 9,100 sq. ft. retail store, (Dollar General), with a maximum height of 27 feet. The site will be designed for on-site delivery truck circulation, parking for 45 vehicles and one loading zone space. In addition, there will be a dumpster enclosure, landscaping, on-site stormwater treatment, a private septic system for sewage disposal, and an on-site well for all water demands. Access to the site will be provided via a driveway on Old Hwy 395.

Dollar General hours of operation are Monday thru Sunday 8am to 10pm. Typically, there will be 3 employees during a normal shift and 4-5 customers at a time during peak hours.

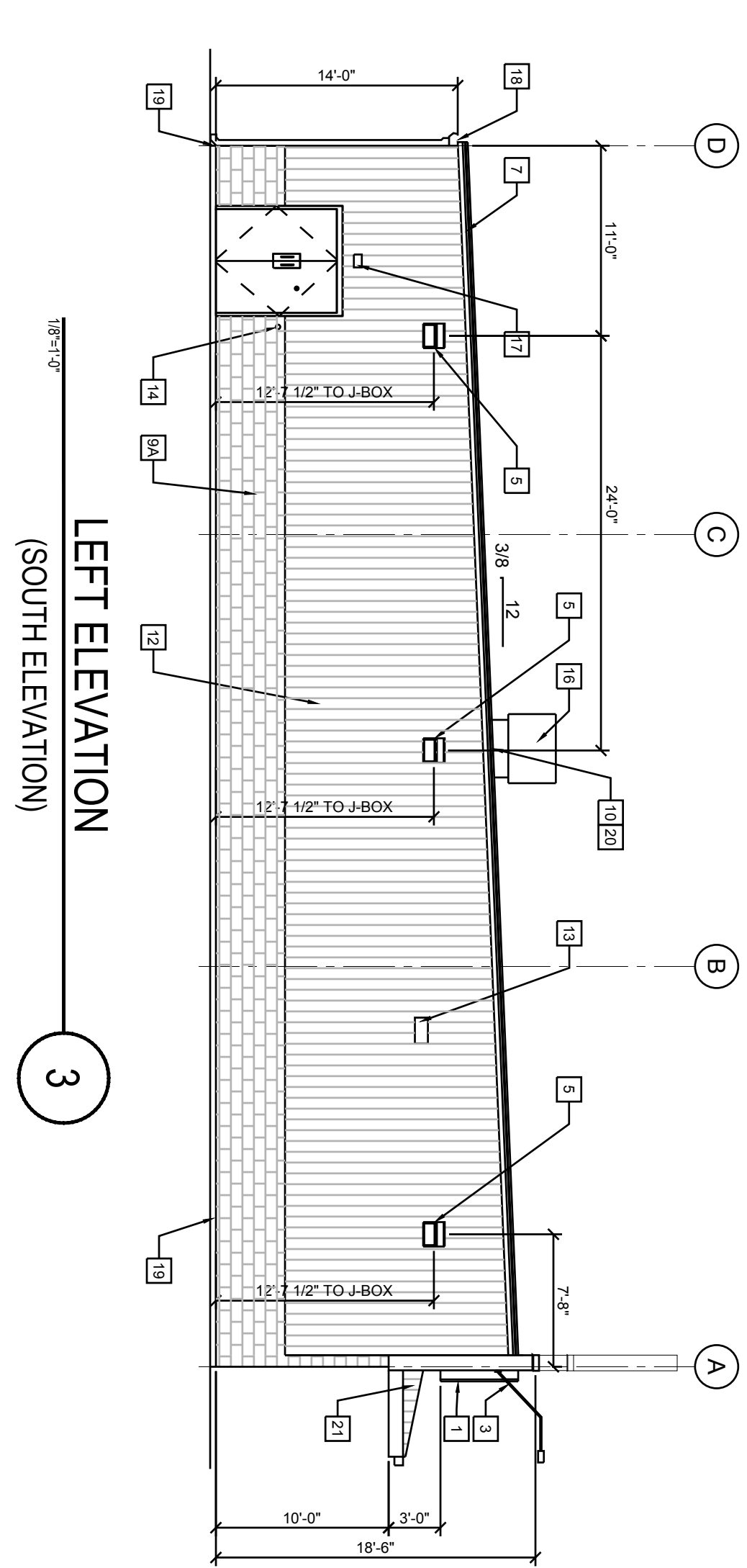
The project will process a Lot Line Merger, Use Permit, Design Review, and Initial Study Application with Lassen County.



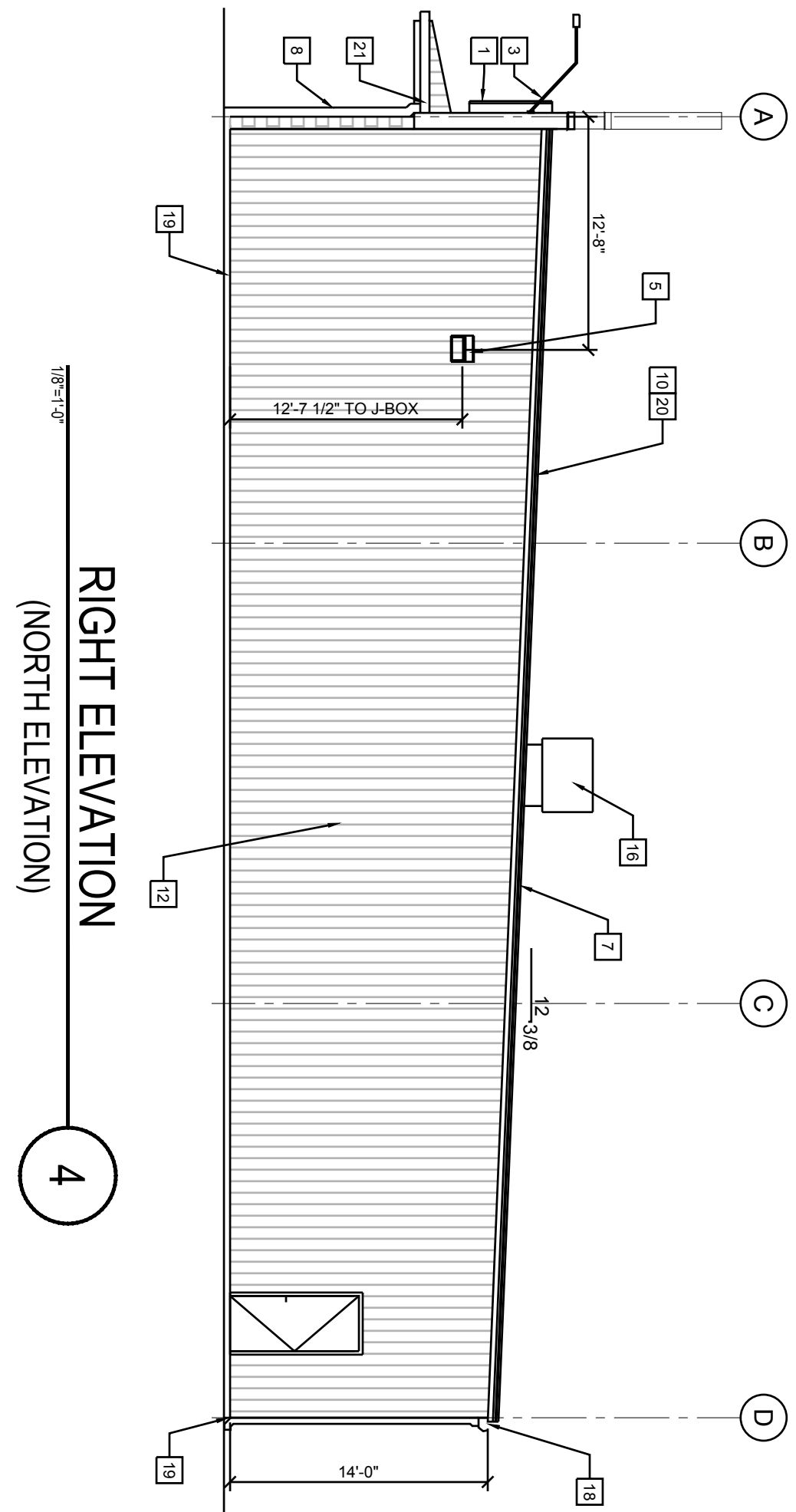
FRONT ELEVATION
(EAST ELEVATION @ HWY 395)



REAR ELEVATION
(WEST ELEVATION)



LEFT ELEVATION
(SOUTH ELEVATION)



RIGHT ELEVATION
(NORTH ELEVATION)

COLORS & MATERIALS			
PRE-ENGINEERED METAL BUILDING SYSTEM	YVP BUILDINGS	ALTERNATE EXTERIOR OF METAL PANELS	
REGION	ATTN: DAVID ENGLISH (607) 588-4830		
EXTERIOR FINISHES			
EXTERIOR FINISHES ARE TO MATCH OR BE EQUAL TO YVP METAL BUILDING SYSTEMS FINISH SELECTION UNLESS AUTHORITY HAVING JURISDICTION DOES NOT ALLOW.			
GUTTERS	COOL EGYPTIAN WHITE		
DOWN SPOUTS	COOL DARK BRONZE		
SIDE AND REAR METAL WALL PANELS & TRIM, RECEIVING & EMERGENCY EXIT DOORS (REFER TO DOOR SCHEDULE)	BRONZE		
ARCHITECTURAL BLOCK AT BUILDING FACADE TO BE PRE-FINISHED OR PAINTED (2 COATS GLOSS XP MASONRY COATING)	COOL COTTON WHITE		
REAR METAL WALL PANELS	GALVALUME		
FLAT METAL ROOF (SPLIT IN S) STOREROOM VESTIBULE AREA	SHERWIN WILLIAMS 7017 "BALANCED BEIGE"		
BUILDING FASCIA WALL, PARAPET OVER ENTRANCE, AND CANOPY	SHERWIN WILLIAMS 7014 "VAN DYKE" BROWN		
STANDING SEAM METAL ROOF PANELS	BRONZE		
LINER PANELS (INTERIOR SALES AND RECEIVING FLOOR)	WHITE BY PEMB MANUFACTURER		
	GALVALUME		

NOTE:
1. REFER TO SHEET T01 FOR ADDITIONAL INFORMATION ON RECOMMENDED NATIONAL ACCOUNT VENDORS.
2. NATIONAL ACCOUNT AND CONTACT INFORMATION SUBJECT TO CHANGE.

- ELEVATION KEYED NOTES
1. SIGN FURNISHED AND INSTALLED BY DOLLAR GENERAL CORP. WITH CIRCUIT AS NOTED ON ELECTRICAL PLAN. SIGN TO BE CENTERED ON FRONT OF BUILDING. CONTRACTOR IS TO PROVIDE THE SIGN. SIGNING REQUIREMENTS: SIGN 1,400 LBS. EXTERIOR CANOPY SIGN SHALL BE SUPPORTED BY THE FACE OF THE CANOPY. COORDINATE THE PROPER SIGNAGE TO BE USED WITH DOLLAR GENERAL.
 2. NOT USED.
 3. FLOOD LIGHT. REFER TO ELEC. DRAWINGS FOR ADDITIONAL INFO.
 4. NOT USED.
 5. WALL PACK. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 6. NOT USED.
 7. TRIM. - SEE EXTERIOR FINISH SCHEDULE FOR COLOR.
 8. GUTTER AND DOWNSPOUT - SEE EXTERIOR FINISH SCHEDULE FOR COLOR.
 9. 8" SPLIT FACE CONCRETE MASONRY UNIT.
 10. STANDING SEAM METAL ROOF.
 11. PRE-FINISHED METAL WALL PANELS FOR THE FASCIA AND PARAPET OVER THE ENTRANCE. REVERSE RIB PROFILE.
 12. PRE-FINISHED METAL WALL PANELS FOR THE SIDE AND REAR OF THE BUILDING. PROVIDE TAMPER-RESISTANT FASTENERS FOR BOTTOM 8'-0".
 13. VENT FOR BATHROOM EXHAUST. REFER TO M01 FOR ADDITIONAL INFORMATION.
 14. DOOR BUZZER. REFER TO E01 FOR ADDITIONAL INFORMATION.
 15. NOT USED.
 16. HVAC UNITS MOUNTED ON ROOF. REFER TO MECHANICAL SHEET M1 FOR MORE INFORMATION.
 17. OUTSIDE AIR TEMP. SENSOR MOUNTED OVER RECEIVING DOORS @ 8'-0" A.F.F.
 18. MINIMUM EAVE HEIGHT IS 14'-0" A.F.F.
 19. FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR AT ALL NON PAVED AREAS.
 20. IN NORTHERN CLIMATES, PROVIDE SNOW GUARDS ON ROOF PER LOCAL CODE.
 21. METAL CANOPY BY PRE-ENGINEERED METAL BUILDING MANUFACTURER. (ONLY APPLICABLE TO C & D PROTOTYPES)
 22. 1/2" DIAMETER x 6" LONG STAINLESS STEEL EYE BOLTS (CLOSED) WITH 1" DIAMETER OPENINGS DRILL AND EPOXY INTO BLOCK WALL. 4 BOLTS TO BE LOCATED AS SHOWN EACH SIDE OF ENTRY. TOTAL OF 8 BOLTS.

MPA ARCHITECTS INC.

3578 30th Street
San Diego, CA 92104
T. 619.238.0595
F. 619.238.0557
www.mpa-architects.com

MEMBER
AMERICAN INSTITUTE OF ARCHITECTS

CLIENT

WOODCREST
1410 MAIN STREET, SUITE C
RAMONA, CALIFORNIA 92065

CONTACT: WADE WATLE
P. 760.788.5493
e-mail: wade@woodcrestwv.com

PROJECT

A PROPOSED COMMERCIAL DEVELOPMENT FOR:

DOLLAR GENERAL®

NWC STATE HWY 395 & OLD HIGHWAY 395
DOYLE, CA. 96109

REVISIONS

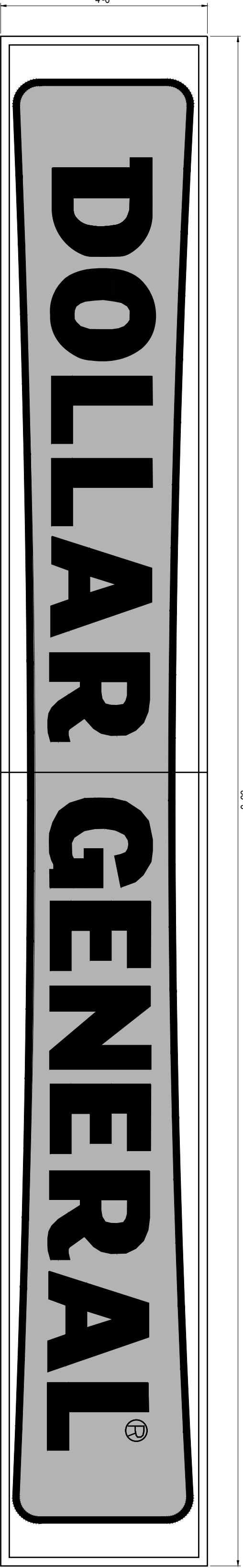
NO.	DESCRIPTION	DATE

EXTERIOR ELEVATIONS

DATE	SCALE	NOTES
11-27-19	1:1	AS NOTED
DESIGNED BY: L. DINE	DATE: 12-08	
DRAWN BY: -	SHEET NUMBER: 15028	
CHECKED BY: -	PROJECT NO.: 19208	

A3.0

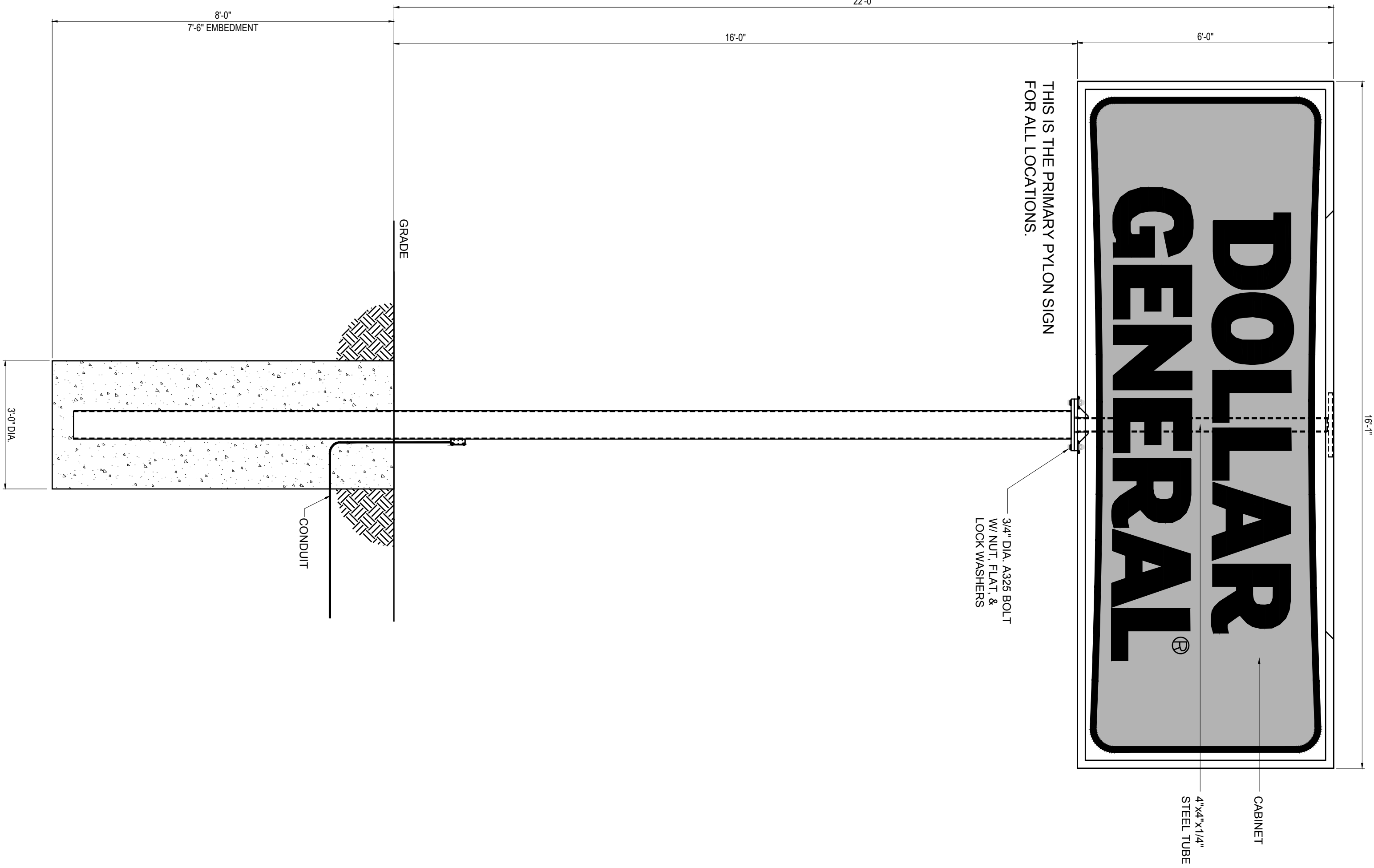
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PROTOTYPICAL MAIN BUILDING SIGN FOR C & D SCHEMES

EXTERIOR BUILDING SIGN

A

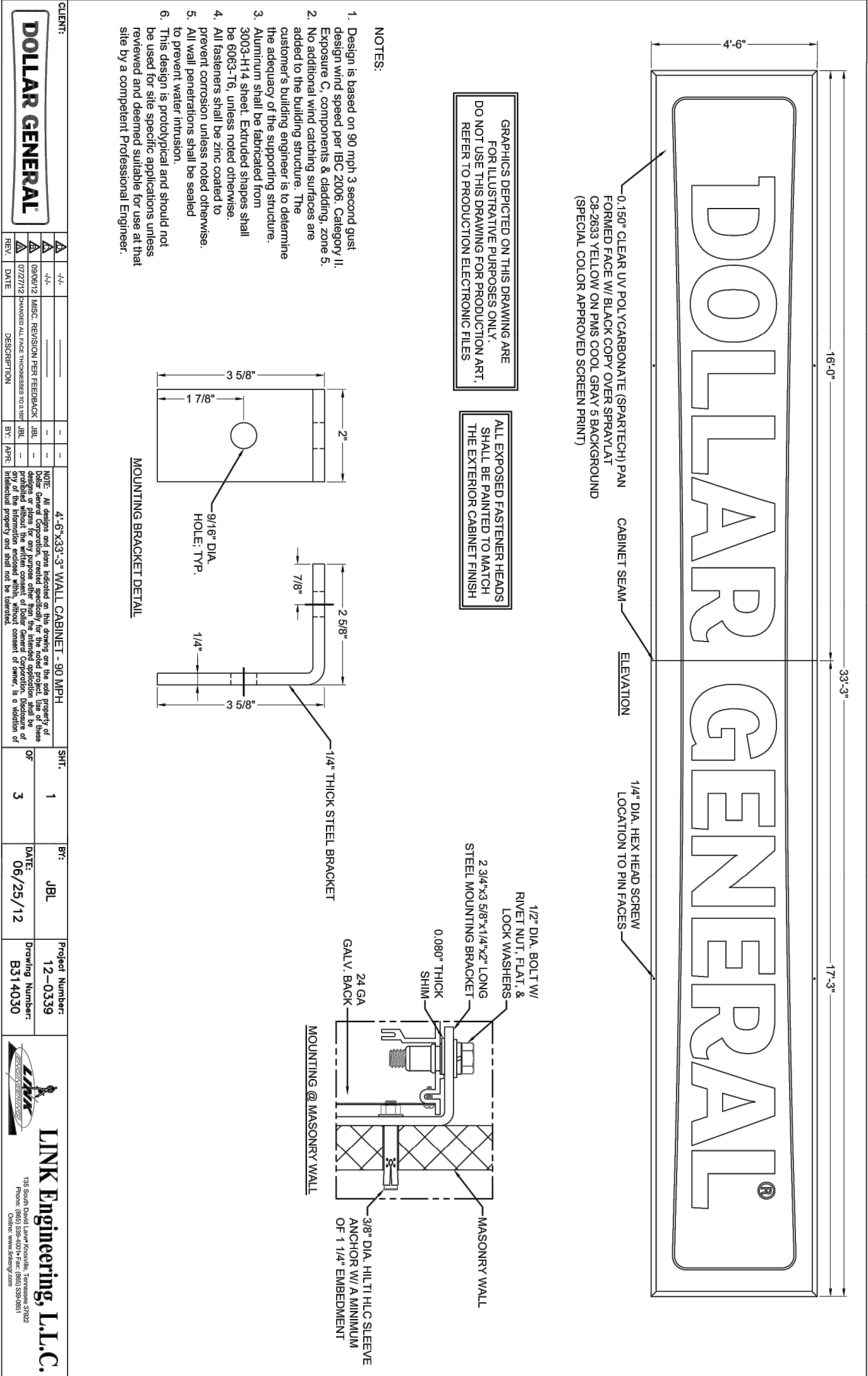


SIGN SPECIFICATIONS

1. BUILDING SIGNS: PROVIDE CONDUIT AND WIRE FROM ELECTRICAL PANEL TO SIGN CANOPY. THE CONDUIT IS TO BE 1" AND HAVE ONE SET OF 102 WIRE WITH GROUND. BUILDING CANOPY MUST BE SUFFICIENTLY BUILT TO SUPPORT THE DOLLAR GENERAL SIGN OF UP TO 1400 LBS. NOTE: IF THE LEASE SIGNAGE IS TO BE 1400 LBS. OR MORE, THE SIGNAGE SHALL BE 24" WIDE AND 24" HIGH WITH GROUND.
2. PYLON SIGNS: PROVIDE CONDUIT FROM ELECTRICAL PANEL TO LOCATION OF THE PYLON SIGN. THE CONDUIT IS TO BE 1" AND HAVE ONE SET OF 102 WIRE WITH GROUND.
3. FINAL ELECTRICAL CONNECTIONS FOR SIGN SHALL BE THE SIGN VENDORS RESPONSIBILITY SINCE THE J BOX AND WIRES ARE IN PLACE.
4. SEE CHART ABOVE FOR SIGN SPECIFICATIONS.
5. SEE SHEET A8 FOR SIGN BRACING DETAILS.
6. PYLON SIGN CANTENTS TO CLEAR 15' FROM GRADE AND EDGE SHALL BE LOCATED NO CLOSER THAN 10' TO ANY OVERHEAD UTILITY LINES.

PYLON SIGN

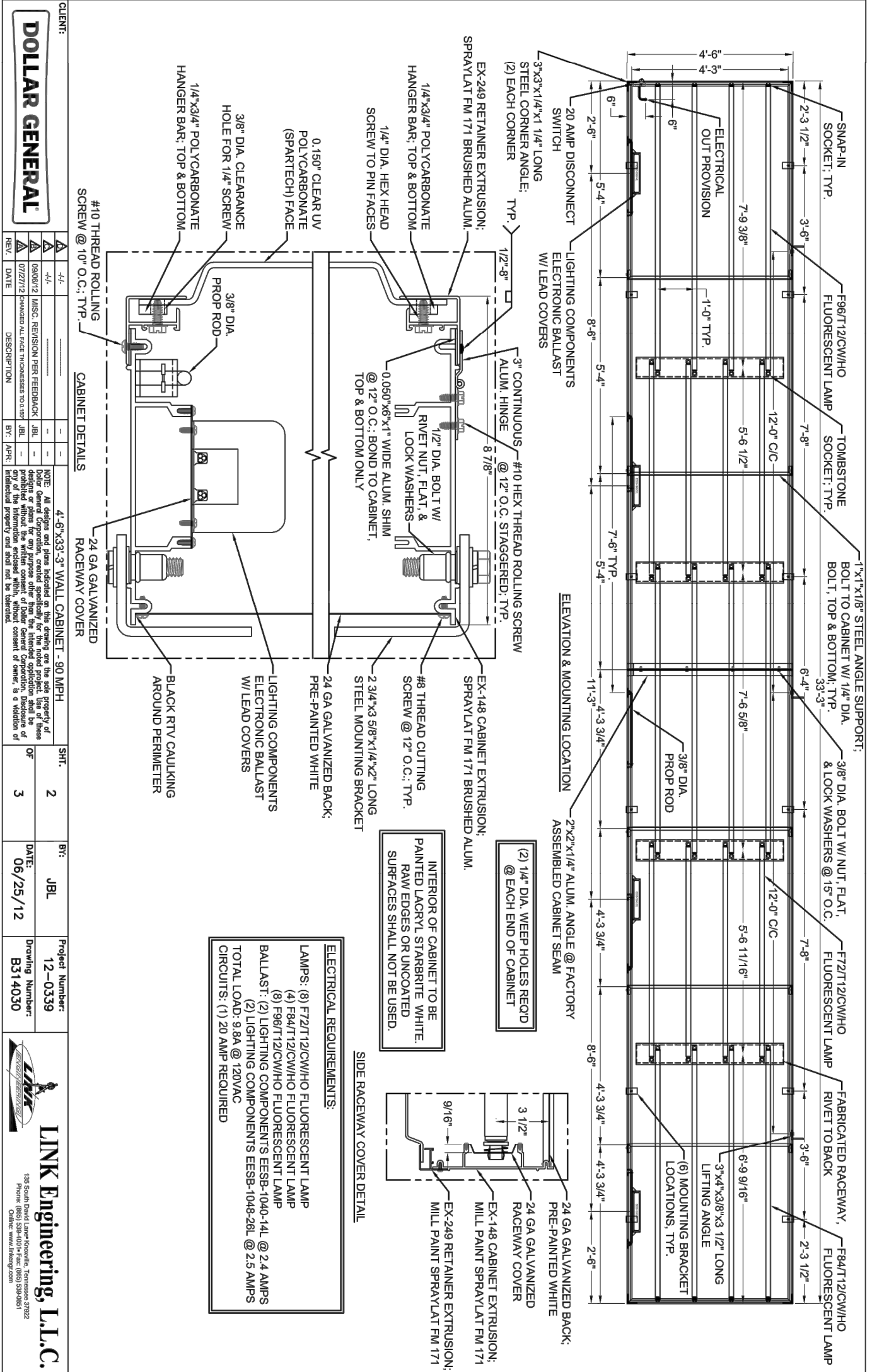
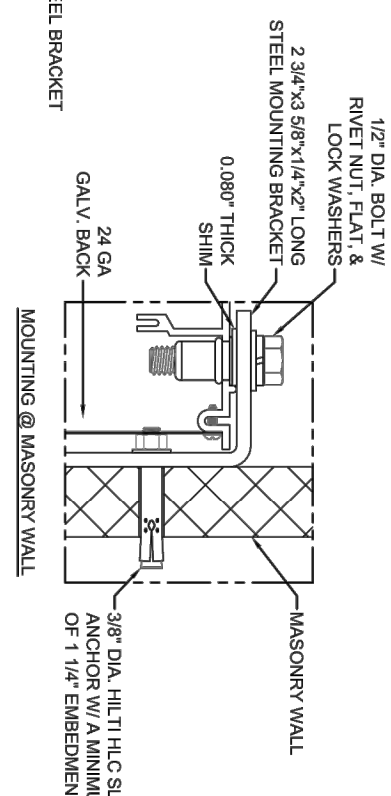
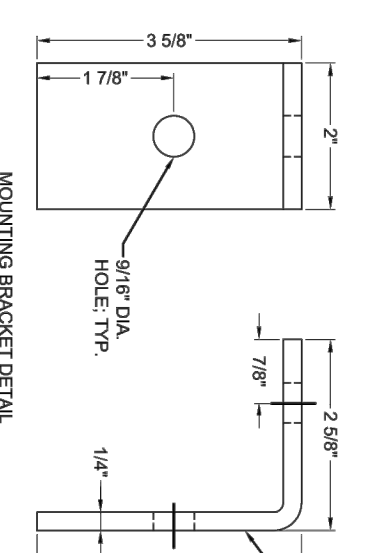
B



- NOTES:
1. Design is based on 30' x 30' x 30' sign post.
 2. Exposure C, Component & cladding zone 5.
 3. The sign is to be installed in the building structure. The sign is to be installed in the building structure. The sign is to be installed in the building structure.
 4. Aluminum shall be fabricated from 6063-T6, unless noted otherwise.
 5. All wall penetrations shall be sealed.
 6. This sign is a prototype and should not be used for construction without the approval of a competent Professional Engineer.

GRAPHICS SHOWN ON THIS DRAWING ARE TO BE USED FOR PRODUCTION ART. DO NOT USE THIS DRAWING FOR PRODUCTION ART. REFER TO PRODUCTION ELECTRONIC FILES.

ALL EXPOSED FASTENER HEADS SHALL BE PAINTED TO MATCH THE EXISTING CABINET FINISH.



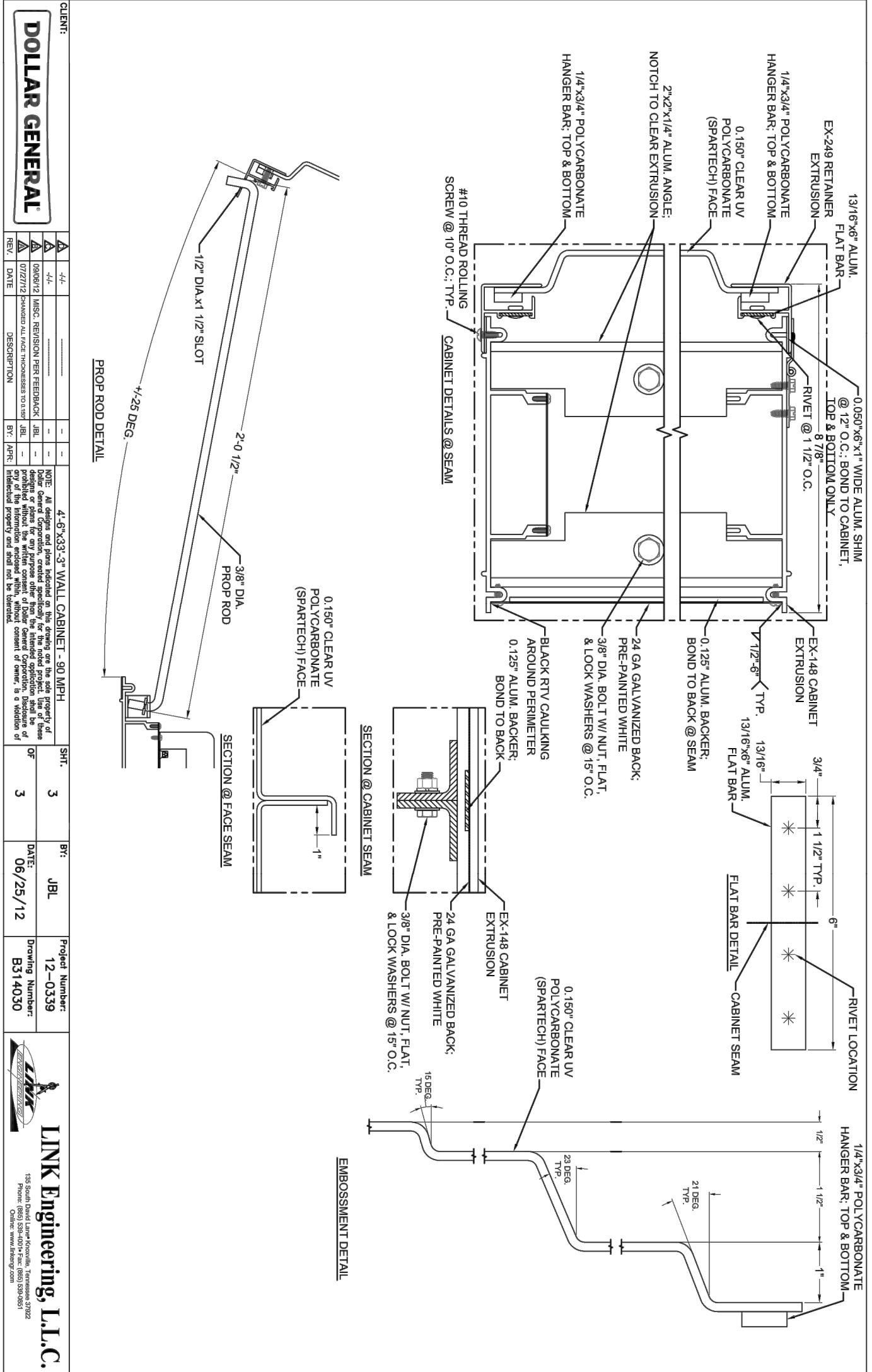
ELECTRICAL REQUIREMENTS
LAMPS: (8) T12/120V/60 HZ FLUORESCENT LAMP BALLAST (2) LIGHTING COMPONENTS E83B 104B 14 @ 2.2 AMPS TOTAL LOAD 54A @ 120V
CIRCUITS: (1) 20 AMP REQUIRED

SIGN FACE/VAL COVER DETAIL

DETAILS

DATE	BY	CHKD	APP'D	REVISION
06/25/12	JEL			1. INITIAL DESIGN
06/25/12	JEL			2. REVISED DESIGN
06/25/12	JEL			3. FINAL DESIGN

LINK Engineering, L.L.C.
1410 MAIN STREET, SUITE C
RAMONA, CALIFORNIA 92065
P: 760-789-5493
E: info@linkeng.com

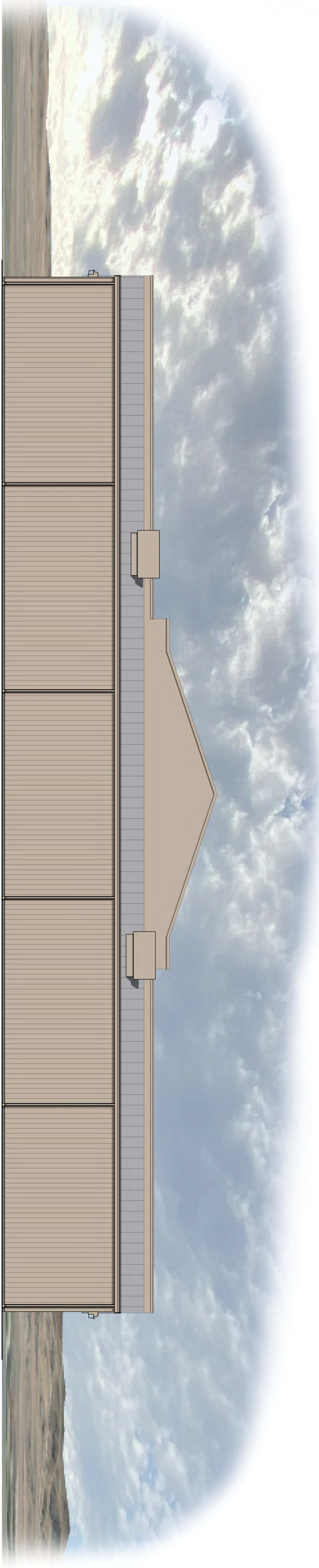


DATE	BY	CHKD	APP'D	REVISION
06/25/12	JEL			1. INITIAL DESIGN
06/25/12	JEL			2. REVISED DESIGN
06/25/12	JEL			3. FINAL DESIGN

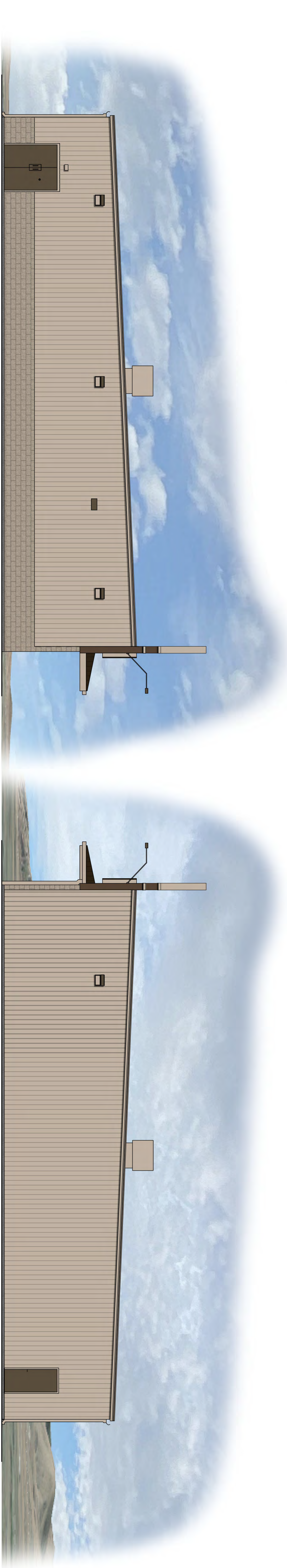
LINK Engineering, L.L.C.
1410 MAIN STREET, SUITE C
RAMONA, CALIFORNIA 92065
P: 760-789-5493
E: info@linkeng.com



18"=1'-0"
FRONT ELEVATION
(EAST ELEVATION @ HWY 395) 1



18"=1'-0"
REAR ELEVATION
(WEST ELEVATION) 2



18"=1'-0"
LEFT ELEVATION
(SOUTH ELEVATION) 3

18"=1'-0"
RIGHT ELEVATION
(NORTH ELEVATION) 4

REVISIONS

Contractor shall verify and be responsible for all dimensions and conditions on the job, and shall notify the office of Eric E. Gilra, Landscape Architect, in writing of any discrepancies or conditions that may require action by these drawings. Written dimensions shall have precedence over verbal dimensions. All dimensions shall be verified by the contractor prior to approval. Before proceeding with any distribution, drawings shall be approved by the office for all design, ideas and information shown on these drawings and specifications. No part thereof shall be copied, altered, or used for any other project without the written consent of the office. The office shall not be responsible for any errors or omissions in these drawings or specifications and shall constitute conclusive evidence of acceptance of these conditions.



CLIENT:

1410 MAIN STREET, SUITE C
RAMONA, CALIFORNIA 92085
CONTACT: WADE WYLLIE
P: 760-780-5403
e-mail: wade@woodcrestllc.com

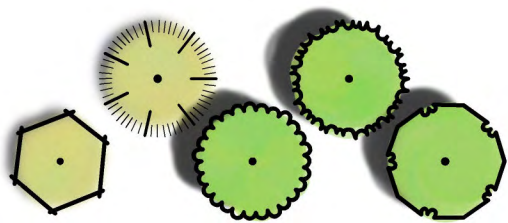
PROJECT:

NWC STATE HIGHWAY 395 & OLD HIGHWAY 395
DOYLE, CA 96109

SHEET DESCRIPTION
Conceptual Landscape Plan

DATE:	11/27/19
SCALE:	1" = 20'
DRAWN BY:	Eric Gilra
SHEET NUMBER	

PLANT SCHEDULE



TREES	CODE	BOTANICAL / COMMON NAME	CONT
	ACE FLA	Acer platanoides / Norway Maple	3' Caliper
	CAR COL	Carpinus betulus 'Columnaris' / Columnar European Hornbeam	2' Caliper
	MAJ JAD	Malus x 'Red Jade' / Red Jade Crab Apple	1.5 gail
	PIN SVL	Pinus sylvestris / Scotch Pine	1.5' - 1ft.
	QUE FAS	Quercus robur fastigiata / Pyramidal English Oak	2' Caliper
SHRUBS			
	BER THU	Berberis thunbergii / Japanese Greenleaf Barberry	5 gail
	COR STO	Cornus stolonifera / Dogwood	5 gail
	GEN LYD	Gonista lydia / Bloom	5 gail
	JUN GO3	Juniperus chinensis 'Gold Star' TM / Gold Star Juniper	5 gail
	JUN FOR	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 gail
	JUN SKY	Juniperus virginiana 'Strydomet' / Strydomet Juniper	1.5 gail
	KNJ XH1	Krillia x 'High Roller' / High Roller Red Hot Poker	5 gail
	PAN VIR	Panicum virgatum / Switch Grass	5 gail
	PFR SPI	Pterocarya atriplicifolia 'Blue Spruce' / Russian Sage	5 gail
	PYR LOW	Pyracantha coccinea 'Lowboy' / Lowboy Pyracantha	5 gail
	SPI TOS	Spiraea nipponica tosaensis 'Snow Mound' / Snowmound Nippon Spirea	5 gail
	SYR VIL	Syringa wilgans / Common Lilac	5 gail
SHRUB AREAS			
	CODE	BOTANICAL / COMMON NAME	CONT
	HYDSEED	Revegetation Hydroseeded See Hydroseed Notes	Hydroseed Broadcast
GROUND COVERS			
	CODE	BOTANICAL / COMMON NAME	CONT
	DG	Decomposed Granite / Decomposed Granite 3/8" minus with 1 1/2" fines- wetted / compacted to 2" final depth California Gold Color	3/8"
	OX ROCK	Ox Rock / Oriental Rock or Approved Eq. - Use Local Supply install on 4 oz. Weed Fabric - Dewitt or Approved Eq.	1 1/2"
	SPACING		

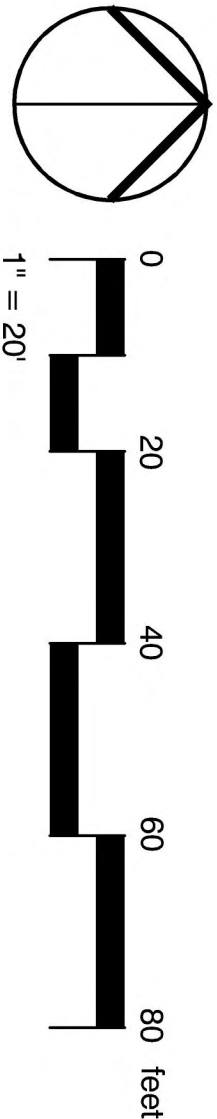
REVEGETATION SEED MIX:

SPECIES	P.L.S. LBS/ACRE	TTL P.L.S. LBS
BIG BASIN SAGEBRUSH	5.00	1.13
RUBBER RAEBRUSH	5.00	1.13
COYAR SHEEP FESCUE	5.00	1.25
MAGNAR BASIN WIDRFE	5.00	1.25
SANDBERG BLUEGRASS	5.00	1.25
SILVER PINE WHEATGRASS	5.00	1.25
BLUEBUNCH SEAR WHEATGRASS	5.00	1.25
DRYLAND WIDFLOWER MIX	3.00	.75

TOTALS	29.00	7.25
SEEDING RATE 29.00 LBS/ACRE		

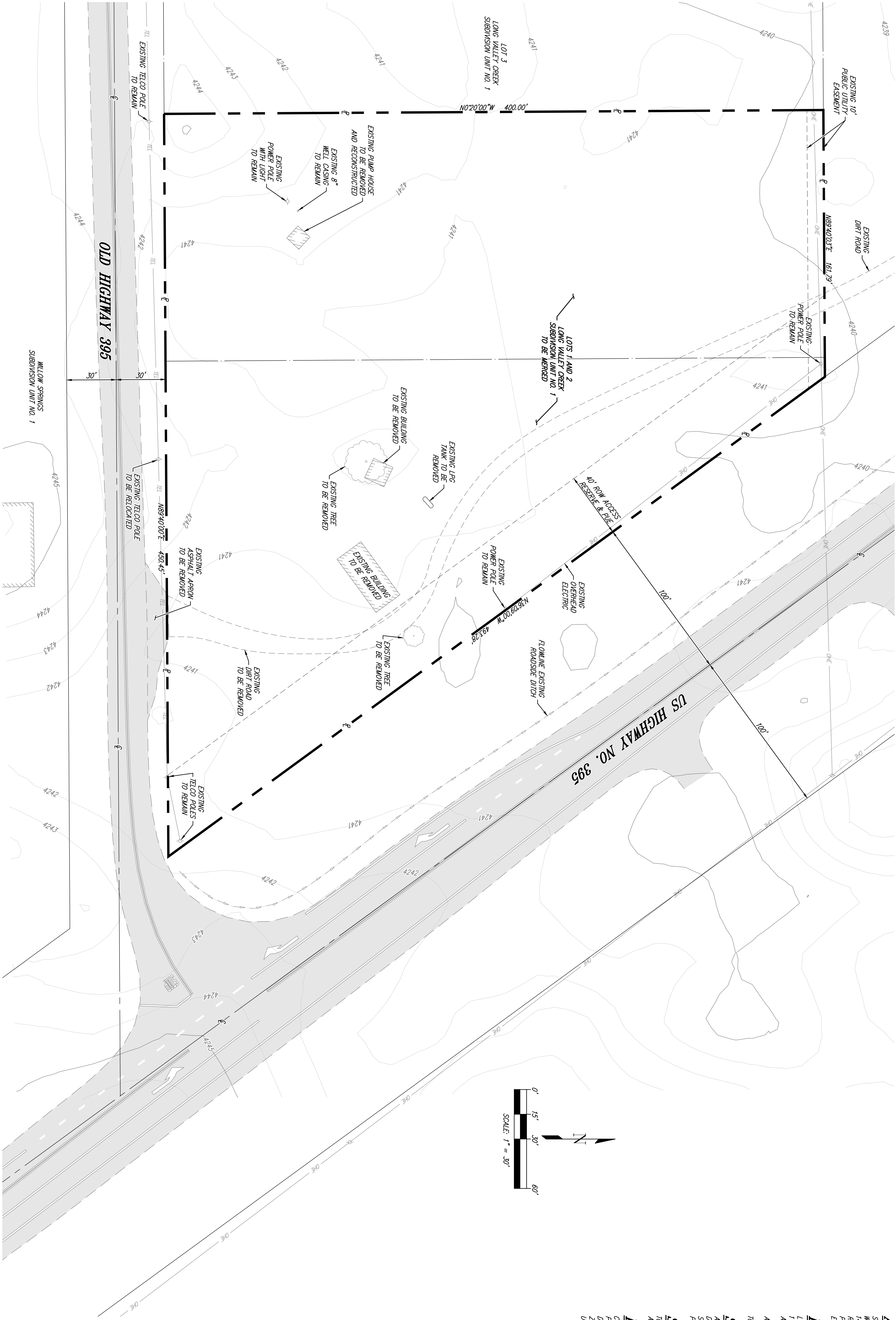


- Notes:
- The Landscape Contractor is obtain a soils test from a qualified soils testing laboratory and amend the soils as recommended by the soils recommendations PRIOR to installation of plants. The soils test results must be presented to the municipality to obtain Certificate of Occupancy.
 - All plantings and irrigation shall be maintained by the property owner and in any case where a required planning has not survived the property owner shall be responsible for replacement with equal or better plant materials.
- Irrigation Regime
- Fully automatic, water efficient drip irrigation system will be installed for the entire project. The irrigation controller features will include: Multiple program capabilities Multiple repeat cycle capabilities Flexible calendar program



OLD HWY 395

PRL-1
of 1



APPLICANT
STEVE POWELL
WOODCREST RECY
1410 MAIN STREET, SUITE C
RAMONA, CA 92065
PHONE: 760-789-5493
EMAIL: STEVE@WOODCRESTRECY.COM

CIVIL ENGINEER
PAUL FISHER, PE
PROJECTION ENGINEERING, INC.
1230 CEDAR STREET
RAMONA, CA 92065
PHONE: 760-443-6504
EMAIL: STEVE@WOODCRESTRECY.COM

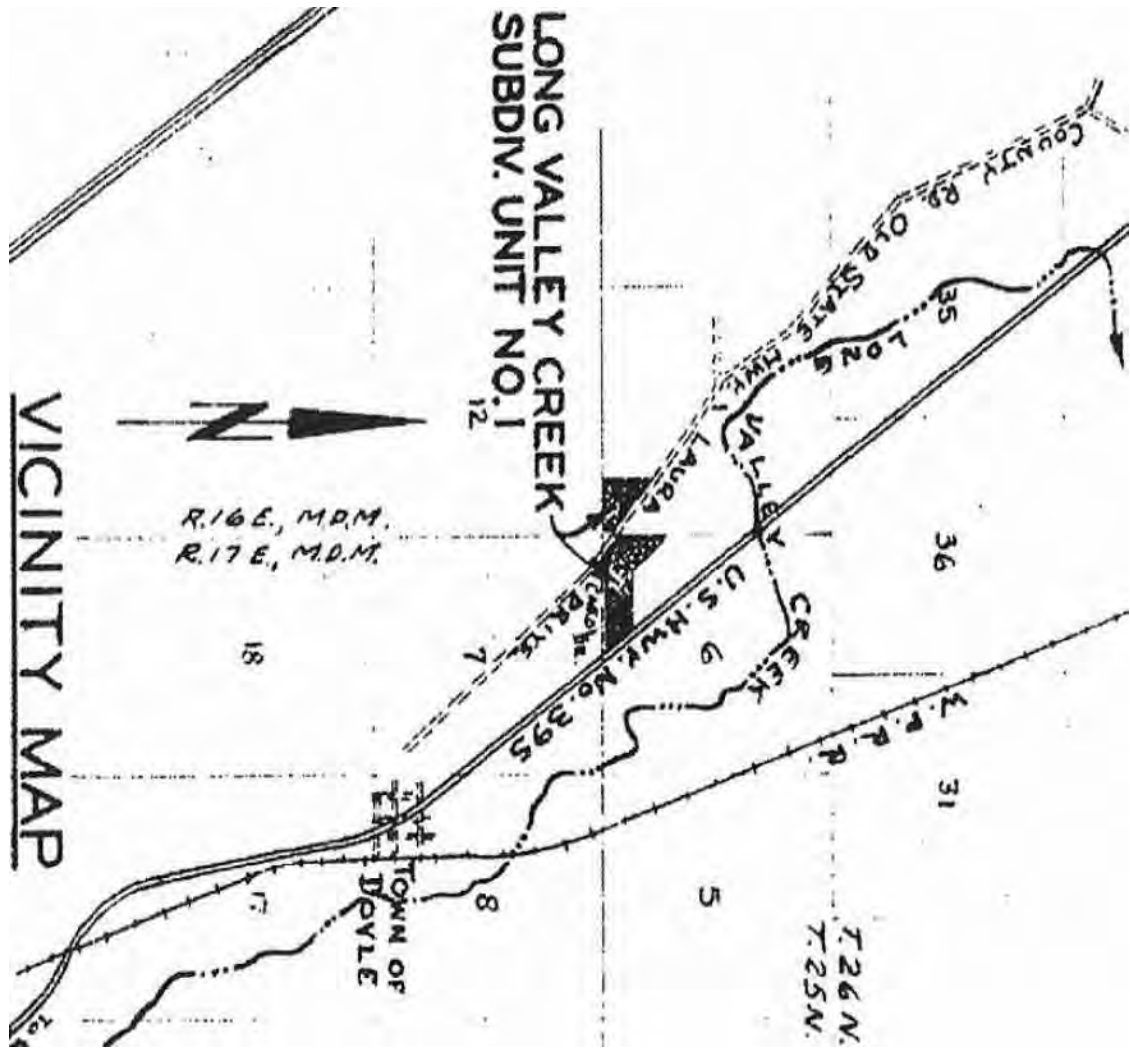
LEGAL DESCRIPTION
LOTS 1 AND 2 AS SHOWN ON THAT CERTAIN MAP ENTITLED "LONG VALLEY CREEK SUBDIVISION UNIT NO. 1", FILED AUGUST 18, 1964, IN THE OFFICE OF THE LASSEN COUNTY RECORDER, IN BOOK 5 OF MAPS, AT PAGE 35.

APN'S: 141-000-12 & 13
TOWNSHIP 29N, RANGE 17E, SECTION 6

SOURCE OF MAPPING
ALL MAPPING INFORMATION SHOWN ON THIS EXHIBIT WAS OBTAINED THROUGH RECREATING BEARINGS AND DISTANCES FROM LONG VALLEY CREEK SUBDIVISION UNIT NO. 1 FILED WITH THE COUNTY OF LASSEN SURVEYOR. NO FIELD SURVEY WAS CONDUCTED ON SAID PARCELS. THIS EXHIBIT SHOULD BE USED FOR PLOT PLAN AND CONCEPTUAL GRADING PLAN ONLY.

SOURCE OF TOPOGRAPHY
TOPOGRAPHIC DATA SHOWN HEREON WAS OBTAINED BY GPS MEANS. ACCURACIES ARE SUBJECT TO THE ACCURACY OF AVAILABLE GPS COUNTY DATA.

PROJECT COORDINATE INFORMATION
COORDINATE SYSTEM CATEGORY: USA, CALIFORNIA STATE PLANS
PROJECTION: LAMBERT CONFORMAL CONIC
DATUM: NAD83
ZONE: 1
UNITS: US SURVEY FOOT



Projection Engineering

ADDRESS: 1230 CEDAR STREET
RAMONA, CA 92065
PHONE: 760-443-6504
EMAIL: paul@projectionengineering.com
WWW.PROJECTIONENGINEERING.COM

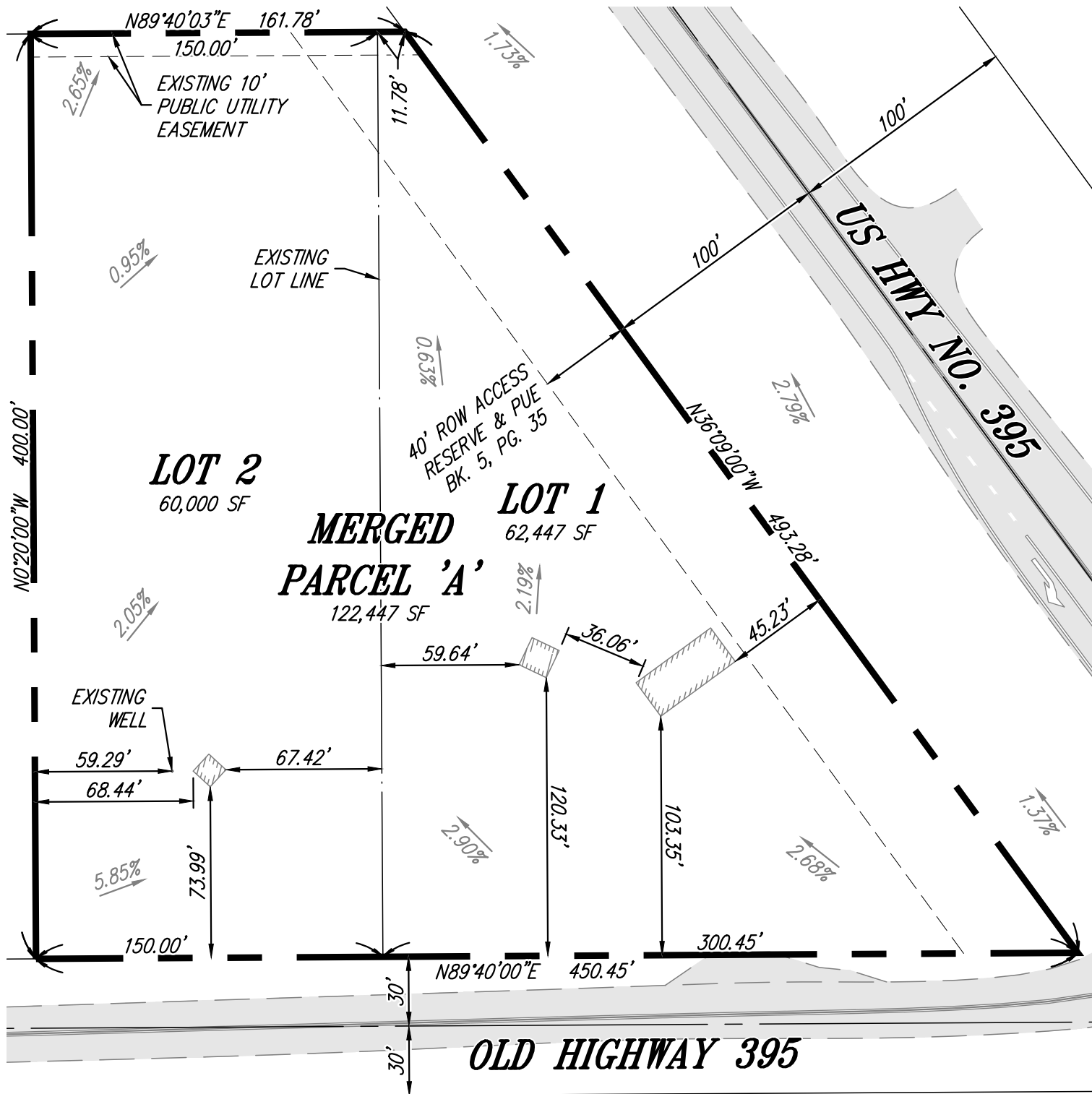
PROJECT NO.	N/A
DRAWN:	11/28/2019
DRAWN BY:	PEF
CHECKED BY:	PEF

**DOYLE DOLLAR GENERAL
DEMOLITION PLAN**

TOWN OF DOYLE
COUNTY OF LASSEN
STATE OF CALIFORNIA

LOT MERGER EXHIBIT

DATE PREPARED: 11/26/2019



OWNER

FRANK D. ARAGON
3980 STRICKLAND MINE RD.
PLACERVILLE, CA 95667
916-204-2713

LEGAL DESCRIPTION

LOTS 1 AND 2, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "LONG VALLEY CREEK SUBDIVISION UNIT NO. 1", FILED AUGUST 18, 1964, IN THE OFFICE OF THE LASSEN COUNTY RECORDER, IN BOOK 5 OF MAPS, AT PAGE 35.

APN'S: 141-060-12 & 13

TOWNSHIP 25N, RANGE 17E, SECTION 6

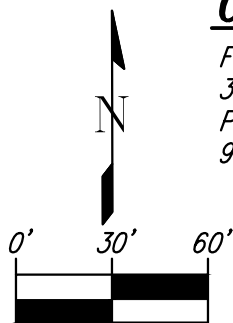




PHOTO KEY



PERSPECTIVE

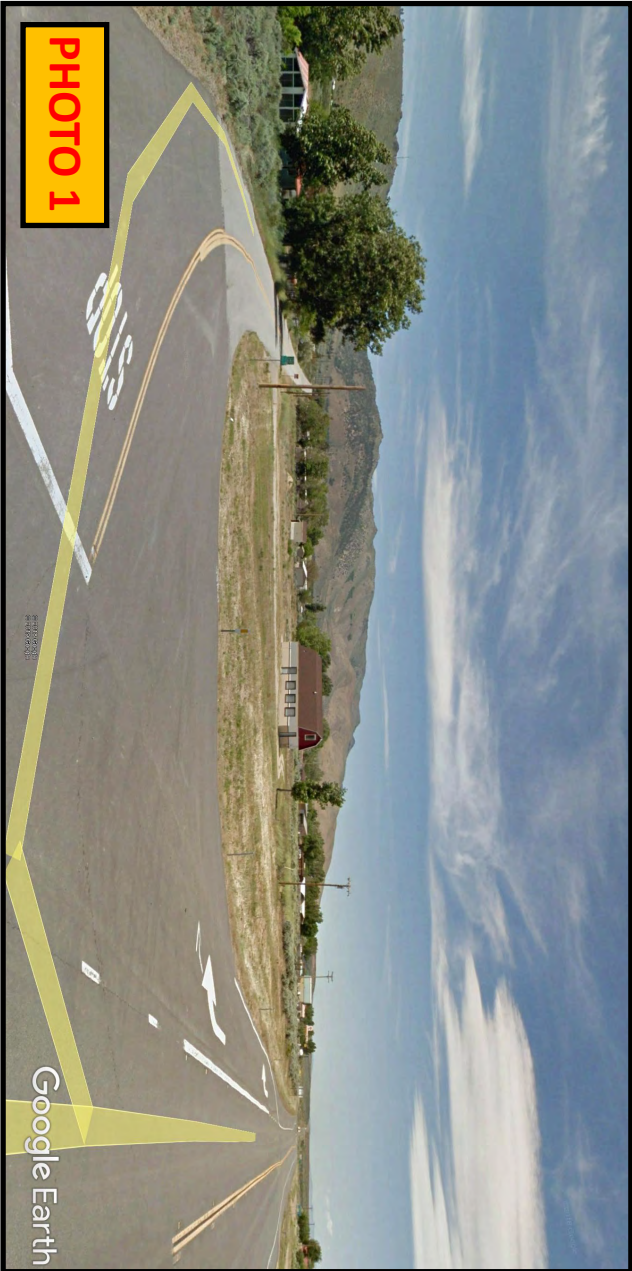


PHOTO 1

Google Earth



PHOTO 2

Google Earth



PHOTO 3 (old)

Google Earth

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PLANNING COMMISSION MEETING

June 2, 2020

FILE NUMBER:	RZ #2019-002
PROPERTY OWNER:	Lillian Jane Deas Trust et al.
APPLICANT:	Emily Jane Rosenberg, Trustee
TYPE OF APPLICATION:	Rezone

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Additional General Plan Policies	006
Draft Resolutions	008
Vicinity Map	012
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Response Letter from Mr. Nemir and Revised Map dated April 20, 2020.....	022
Application and Related Materials (including Assessor's Maps).....	024

LASSEN COUNTY PLANNING COMMISSION
STAFF REPORT
June 2, 2020

FILE NUMBER: RZ #2019-002
PROPERTY OWNER: Lillian Jane Deas Trust et al.
APPLICANT: Emily Jane Rosenberg, Trustee
TYPE OF APPLICATION: Rezone
GENERAL LOCATION: The project site is located at Upper Stevens Meadow in the Lassen National Forest, approximately two miles northeast of Silver Lake near the Caribou Wilderness Area (approximately 20 miles north of Westwood)
ASSESSOR'S PARCEL NUMBER(S): 085-080-06 and 085-120-03
CURRENT ZONING: U-C-2 (Upland Conservation/Resource Management District)
PROPOSED ZONING: T-P-Z (Timber Production Zone District)
GENERAL PLAN DESIGNATION: "Extensive Agriculture" pursuant to the *Lassen County General Plan, 2000*
ENVIRONMENTAL DOCUMENT: Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15264 of the 2020 Guidelines
ASSIGNED STAFF: Stefano Richichi, Senior Planner

AUTHORITY FOR APPLICATION:

Procedure for Precise Zoning and Amendments, Lassen County Code Chapter 18.124
T-P-Z Timber Production Zone District, Lassen County Code Chapter 18.70
California Timberland Productivity Act of 1982, Articles 1 and 2, Government Code Sections 51100-51119.5

REGULATING AGENCIES:

Agency
Planning Commission
Board of Supervisors

Identified Permits/Approvals
Recommendation to Board
Approval

PROJECT DESCRIPTION: Proposal to rezone approximately 560 acres (of two Assessor Parcel Numbers that together total one legal parcel of approximately 640 acres) from U-C-2 (Upland Conservation/Resource Management District) to T-P-Z (Timber Production Zone District). According to Government Code Section 51115, parcels zoned as "timberland production" shall be zoned so as to restrict their use to the growing and harvesting of timber and other compatible uses (see below for a discussion regarding other "compatible uses").

As indicated above, 80 acres of the existing 640-acre parcel will remain in the U-C-2 zoning district. The property owner's agent has indicated that this is to allow consideration of a

residence at a future date, as the T-P-Z zoning district does not allow residential development. Thus, this single parcel will be zoned both T-P-Z and U-C-2. While this does not directly violate any General Plan policies or zoning ordinances, the Planning Commission must determine consistency with the *Lassen County General Plan, 2000*. Please see the General Plan and Zoning sections for further discussion. Further, pertinent findings can be found in the attached memoranda to the Technical Advisory Committee.

PROJECT SITE CHARACTERISTICS: The project site is located at Upper Stevens Meadow in the Lassen National Forest, approximately two miles northeast of Silver Lake near the Caribou Wilderness Area (approximately 20 miles north of Westwood). According to the Forest Management Plan submitted with this rezone application, terrain is gently sloping to flat over most of the property, with elevations ranging from 6,220 to 6,480 feet. According to said plan, the property is vegetated with a mix of lodgepole pine, Jeffrey pine, white fir, perennial grass meadow, and aspen habitat types. The project site also contains a portion of the headwaters of Pine Creek, and is in a conservation easement with Lassen Lands and Trails Trust, recorded at Book 547, Page 590 of the Official Records of Lassen County, California. Access is by way of several U.S. Forest Service Roads.

NEIGHBORING PROPERTIES:

The project site is completely surrounded by federal Lassen National Forest land managed by the U.S. Forest Service. Surrounding parcel sizes are large, ranging from 120 to 640 acres. As stated above, the project site is also near Silver Lake and the Caribou Wilderness Area.

GENERAL PLAN:

The following goals, policies, and implementation measures from the *Lassen County General Plan, 2000*, relate to the proposed project:

ISSUE: Timberland

- *GOAL L-18: Healthy forest environments which will continue to provide resources for multiple uses and timber production in sustainable qualities which will benefit the local economy.*
- *LU41 POLICY: It is recognized by the County that the timber industry has historically been and continues to be a major economic and social component of Lassen County and therefore represents a vital factor in the fundamental culture and customs of the community.*
- *LU42 POLICY: The County supports the conservation and management of timber production areas for the production of timber and other multiple uses compatible with timber production and shall, within the County's authority, protect these areas from land uses (e.g., residential development) and factors which would significantly restrict their capacity for production.*
- *Implementation Measure LU-Z: The County will continue to support the use of timber*

production zones (TPZ) and related programs to promote the productive management of timber resource lands.

- *Implementation Measure LUAA: Land with significant forest resources should, unless identified and designated for unique and specific development opportunities, be zoned by the County as: TPZ, Timber Production Zone District; U-C, Upland Conservation District; or U-C-2, Upland Conservation/Resource Management District.*

ISSUE: Timber Production Areas

Lassen County's private timberlands have been a source of tax revenue and employment for the men and women of the area for over 100 years. At one time, Lassen County was the most important lumber producing county in the northeastern part of California.

It was a recognized assumption in Lassen County's 1968 General Plan that the lumber industry would continue in a limited form based on substantial yield from public timberlands, although declining from its [1968] level. Although the Plan identified that a major goal of the program of industrial development in the County was to diversify the industrial base and lessen the reliance on lumber and livestock, it was recognized that lumber related industries would continue to play a strong role in the County's economic future.

One of the predominant land use designations on the Land Use Map contained in the 1968 General Plan was the "General Forest Environment." This area comprised most of the west half of the County and was recognized as the area best suited to lumber production and watershed. It was also recognized in the Plan that lumber production on large private holdings and public lands such as the Lassen National Forest would continue as a major activity.

Since the adoption of the General Plan in 1968, Lassen County has been called upon to take a number of actions to define its timber resource policies and affirm its support for the local timber industry. This has included resolutions by the Lassen County Board of Supervisors asserting its position on Federal timber management issues in Lassen County, and to express its concern for the significance of these issues on the economic and social well-being of the county.

One of the most significant timber resource measures to involve and affect Lassen County was brought about by the State's adoption of the Timber Yield Tax Law (AB 1258, Forest Tax Reform Act of 1976). This bill, adopted in May, 1976, changed the system of property taxation for timber and timberland in California. Generally, the law exempted timber from taxation until it is cut, and restricted the use of timberlands to the growing and harvesting of timber, along with certain compatible uses. To implement the law, the law directed that counties establish a Timberland Preserve Zoning District (TPZ), now regarded as "Timber Production Zones," and adopt a list of compatible uses to be incorporated into a final TPZ ordinance.

Additional general plan policies related to the project are attached with this staff report.

LASSEN COUNTY CODE:

Lassen County Code Section 18.70.040 broadly sets forth two ways in which land may be eligible to be rezoned into the T-P-Z zoning district:

1. Either the parcel(s) is shown on List A or List B maintained by the Assessor's Office as specified by the Z'berg-Warren-Keene-Collier Forest Taxation Reform Act of 1976; or
2. The parcel(s) that is petitioned for inclusion into the T-P-Z zoning district satisfies the below criteria:
 - A) A map shall be prepared showing the legal description and the assessor's parcel number of the property desired to be zoned; and
 - B) A plan for forest management must be prepared or approved as to content for the property by a registered professional forester. Such plan shall provide for the eventual harvest of timber within a reasonable period of time, as determined by the preparer of the plan; and
 - C) The parcel shall currently meet the timber stocking standards and the forest practice rules or the owner must sign an agreement with the board of supervisors to meet such stocking standards and forest practice rules by the fifth anniversary of the signing of such agreement. Failure to meet the terms of the agreement will be grounds for rezoning; and
 - D) The area must be in one ownership of at least forty acres or quarter-quarter section. This area must be contiguous or of parcels sufficiently near to each other to be manageable as a single forest unit; and
 - E) The average timber site must be at least Class IV or higher, according to the site rating system of the state Board of Forestry.

In his letter dated November 18, 2019, submitted with his application, Registered Professional Forester and Project Agent Philip Nemir, explains how the applicant has satisfactorily addressed the above criteria required for Lassen County Code Section 18.70.040(2)(A-E) above.

Included with the rezone application are a map along with a legal description and APNs for the project site as well as a Forest Management Plan prepared by Mr. Nemir. According to Mr. Nemir, the parcels "more than [meet] the minimum stocking standards by the Forest Practice Act Rules," and the timber on said parcels is on average a Class III using Dunning's classification system. For reference, Dunning identifies seven classes, where Class I is the highest quality timber and Class VII is the lowest. Lastly, as stated above, the parcels together comprise 640 acres.

Lassen County Code Section 18.124.010 et seq. establish the regulations regarding the rezone (zoning amendment) process more generally. Lassen County Code Sections 18.124.030 and 18.124.040 in part require that the Planning Commission hold a public hearing and "submit a

report of its findings and a summary of such hearing, together with its recommendations with respect to the proposed amendment” to the Board of Supervisors. Lassen County Code Section 18.124.050(a) requires that the Board of Supervisors receive the Planning Commission’s report and provides that the Board of Supervisors may adopt the proposed amendment within 90 days of such receipt.

ENVIRONMENTAL DOCUMENT:

The proposed rezone is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15264 of the 2020 Guidelines, which states that “[l]ocal agencies are exempt from the requirement to prepare an EIR or negative declaration on the adoption of timberland preserve zones under Government Code Sections 51100 et seq.”

ADDITIONAL GENERAL PLAN POLICIES RELATED TO
REZONE #2019-002, ROSENBERG

The following goals, policies, and implementation measures from the *Lassen County General Plan, 2000*, relate to the proposed project:

Land Use Designation:

The Extensive Agriculture designation primarily represents typical rangeland areas with grazing and general rangeland values, natural wildlife habitat, open space and scenic values, and/or low intensity outdoor-oriented recreational values. It also includes general forest areas, timber production areas and related uses. Large parcel sizes are required to support and protect resource values. Except in special "open space" areas, it may accommodate limited dispersed residential uses; however, such uses will typically be related and secondary to agricultural and other resource based land uses, including dispersed recreation and mining. Subject to County permit requirements and the provisions of related elements of the General Plan, areas designated Extensive Agriculture may also accommodate natural resource-related production facilities, including but not limited to: mineral extraction and processing, including asphalt and similar plants; saw mills and logging operations; and facilities for the processing of agricultural products.

The "Extensive Agriculture designation has generally incorporated and replaced the "Grazing and Sagebrush Environment" designation used in the 1968 General Plan and in some Area Plans. Where the term "Grazing and Sagebrush Environment" continues to be used, it shall be considered to be synonymous with "Extensive Agriculture." The Extensive Agriculture designation has also incorporated areas which were designated "General Forest Environment."

To the extent that residential uses are allowed, building intensity will generally not exceed 0.025 DUA (dwelling units per acre). Population density will generally average 0.067 PPA (persons per acre). Exceptions to these averages would include limited farm labor housing facilities.

Corresponding Zoning: "U-C", Upland Conservation District; "U-C-2", Upland Conservation/Resource Management District; "TPZ", Timber Production Zone.

Land Use Element:

ISSUE: Agricultural Land Uses

- GOAL L-16: Conservation of productive agricultural lands and lands having substantial physical potential for productive agricultural use, and the protection of such lands from unwarranted intrusion of incompatible land uses and conversion to uses which may significantly obstruct or constrain agricultural use and value.
- LU40 POLICY: The County recognizes and has generally assigned General Plan land use designations for lands having high agricultural resource value as "Intensive Agriculture or "Crop Land and Prime Grazing Land..."

- Implementation Measure LU-X: Land designated “Intensive Agriculture” in the Land Use Element shall be zoned “E-A” Exclusive Agricultural District, “A-3” Agricultural District, “U-C” Upland Conservation District, or “U-C-2” Upland Conservation/Resource Management District.

Natural Resources Element:

Forest Resources

- GOAL N-11: Healthy forest environments which will continue to provide resources for multiple uses and timber production in sustainable qualities which will benefit the local economy.
- NR36 POLICY: In areas having significant forest and timber resources, the County supports the formulation of resource management goals and objectives which address the long-term health and diversity of resources in these areas as well as the sustained productivity of timber products.

Agricultural Element:

- AG-1 POLICY: The County recognizes that land having the physical characteristics (e.g., soil) for production of agricultural crops and livestock is a resource of significant value which needs to be protected for its economic value, its contribution to the character of the community, and its environmental and scenic values.
- GOAL A-2: Maintain area plan policies and related land use and resource management decisions which support the agricultural policies of the Agriculture Element.
- AG-15 POLICY: The County supports the consideration of innovative ways to maintain the economic viability of productive agricultural lands, subject to the unique circumstances of each area. Measures may include use of land conservation contracts (e.g., Williamson Act contracts), land banks, transfer of development rights, voluntary conservation easements, and use of buffer areas between agricultural lands and developing areas.

RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION RECOMMENDING
THAT THE BOARD OF SUPERVISORS APPROVE REZONE APPLICATION #2019-002,
ROSENBERG (LILLIAN JANE DEAS TRUST ET AL.)

WHEREAS, the Planning Commission of Lassen County, after due notice, and a public hearing conducted June 2, 2020, has considered Rezone Application #2019-002, Rosenberg (Lillian Jane Deas Trust et al.), a proposal to rezone approximately 560 acres (of two Assessor Parcel Numbers that together total of approximately 640 acres) from U-C-2 (Upland Conservation/Resource Management District) to T-P-Z (Timber Production Zone District); and

WHEREAS, the Environmental Review Officer has determined that the proposed rezone application is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15264 of the 2020 CEQA Guidelines.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Planning Commission finds that the proposed rezone is consistent with the *Lassen County General Plan, 2000*.
3. The applicant has submitted a forest management plan prepared by a registered professional forester. Said plan provides for the eventual harvest of timber within a reasonable period of time, as determined by the preparer of the plan.
4. The subject APNs meet the minimum stocking standards set forth by the Forest Practice Act.
5. The subject parcels are under one ownership of at least 40 acres or one quarter-quarter section and is contiguous and manageable as a single forest unit. Specifically, the subject APNs comprise 640 acres, while 560 acres are proposed to be rezoned into the T-P-Z zoning district.
6. The timber on said parcels is on average a Class III using Dunning's classification system. For reference, Dunning identifies seven classes, where Class I is the highest quality timber and Class VII is the lowest.
7. The Planning Commission hereby concurs with the Environmental Review Officer that the proposed rezone application is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15264 of the 2020 CEQA Guidelines.
8. The Planning Commission hereby recommends that the Board of Supervisors approve Rezone #2019-002, Rosenberg (Lillian Jane Deas Trust et al.) and adopt an ordinance to effectuate the rezone.

RESOLUTION NO. _____
Page 2 of 2

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the 2nd day of June 2020, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

Chairman
Lassen County Planning Commission

ATTEST:

Maurice L. Anderson, Secretary
Lassen County Planning Commission

RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION RECOMMENDING
THAT THE BOARD OF SUPERVISORS DISAPPROVE REZONE APPLICATION #2019-
002, ROSENBERG (LILLIAN JANE DEAS TRUST ET AL.)

WHEREAS, the Planning Commission of Lassen County, after due notice, and a public hearing conducted June 2, 2020, has considered Rezone Application #2019-002, Rosenberg (Lillian Jane Deas Trust et al.), a proposal to rezone approximately 560 acres (of two Assessor Parcel Numbers that together total of approximately 640 acres) from U-C-2 (Upland Conservation/Resource Management District) to T-P-Z (Timber Production Zone District); and

WHEREAS, the California Environmental Quality Act does not apply to projects which a public agency rejects or disapproves, pursuant to Sections 15061(4) and 15270(a) of the Guidelines.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Planning Commission finds that the proposed rezone is not consistent with the *Lassen County General Plan, 2000*.
3. The Planning Commission hereby concurs with the Environmental Review Officer that the California Environmental Quality Act does not apply to projects which a public agency rejects or disapproves, pursuant to Sections 15061(4) and 15270(a) of the Guidelines.
4. The Planning Commission hereby recommends that the Board of Supervisors disapprove Rezone #2019-002, Rosenberg (Lillian Jane Deas Trust et al.).

RESOLUTION NO. _____

Page 2 of 2

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the 2nd day of June 2020, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

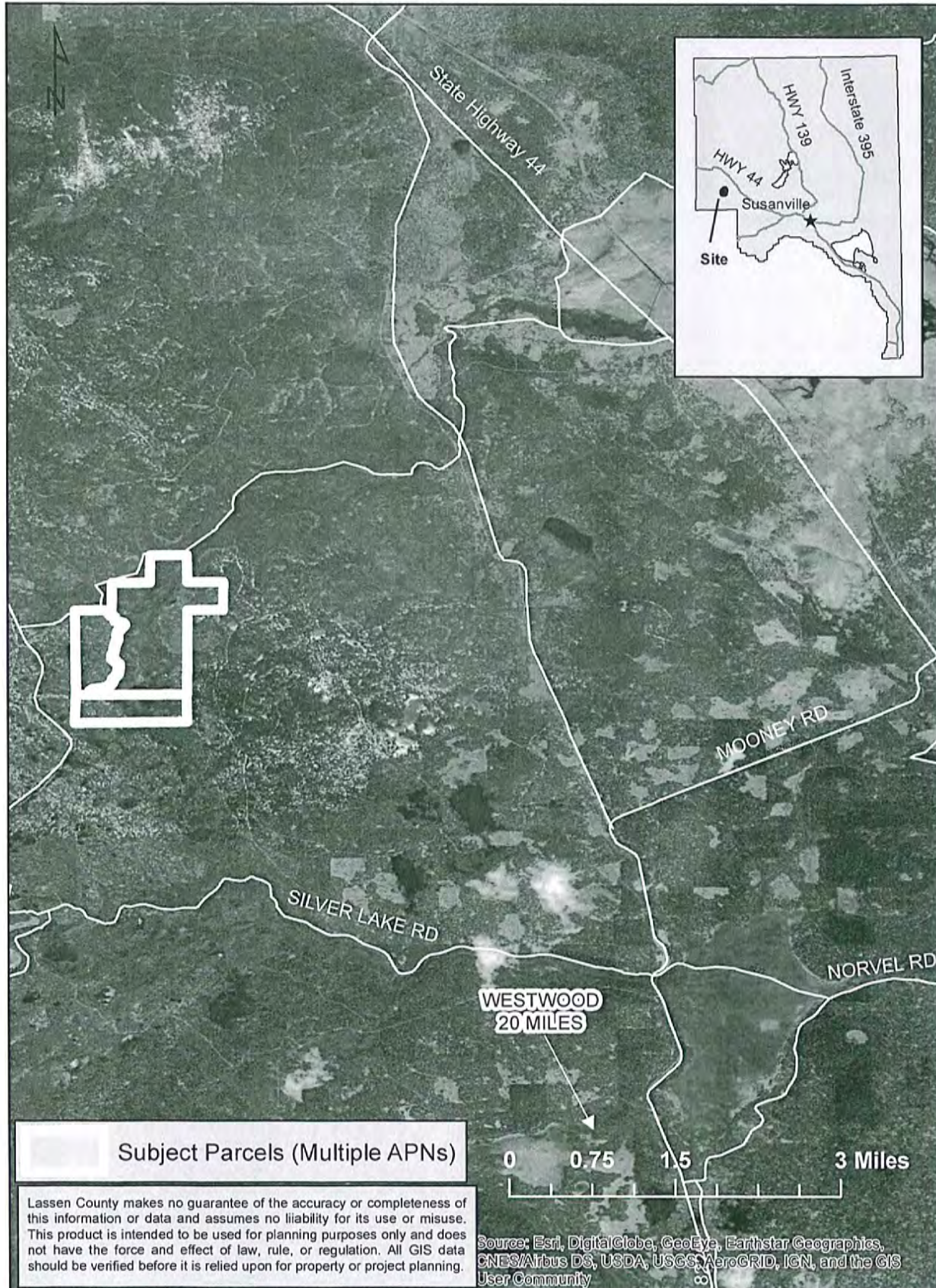
ABSENT: _____

Chairman
Lassen County Planning Commission

ATTEST:

Maurice L. Anderson, Secretary
Lassen County Planning Commission

Rezone #2019-002, Rosenberg (Lillian Jane Deas Trust et al.)



Stefano Richichi

RECEIVED

From: Phil Nemir <philnemir@hotmail.com>
Sent: Thursday, January 30, 2020 6:59 PM
To: Stefano Richichi
Cc: Jane Rosenberg
Subject: Upper Stephens Meadow TPZ - extension of time

JAN 31 2020

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES

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

As we discussed additional time is needed to try and resolve our differences in interpretations of the language included in the Timberland Productivity Act regarding compatible uses.

Therefore, please postpone the scheduled Planning Commission meeting for at least one month.

thank you,

Phil Nemir
257-2294



County of Lassen
Department of Planning and Building Services

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

April 15, 2020

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

Phil Nemir, Registered Professional Forester, License No. 1666
P.O. Box 1717
Susanville, CA 96130

Zoning & Building
Inspection Requests
Phone: 530 257-5263

Subject: Rezone #2019-002, Rosenberg
Assessor Parcel Numbers: 085-080-06 and 085-120-03

Dear Mr. Nemir:

This letter is in response to your emails to staff dated January 27, 2020, and March 19, 2020, in which you argue that a residence should be allowed in the T-P-Z (Timber Production Zone District) zoning district. Previously, at your request, the Planning Commission postponed the February 4, 2020, public hearing for the above project, and the project continues to be on hold at your request. As you know, however, the T-P-Z zoning district, as codified at Chapter 18.70 of the Lassen County Code, does not allow for a residence.

If your client would like to have a residence at the parcels related to the above-referenced project, there are a few options available. You can:

1. Withdraw the rezone application. The existing U-C-2 (Upland Conservation/Resource Management District) district allows a residence by right and additional residences by right if the "dwelling is to be used in conjunction with an operating agricultural unit..."
2. Propose to exclude at least 80 acres of the property from the T-P-Z rezone application. The U-C-2 district generally requires at least 80 acres.
3. Propose that a segregation of homesite be perfected before the rezone to T-P-Z is considered. A segregation of homesite requires submittal of a tentative parcel map application. Such an application would propose to segregate a homesite (from one to forty acres) from the remaining land zoned U-C-2, as set forth by Section 18.108.250 of the Lassen County Code. Said section allows applications for homesite in the U-C-2 zoning district but not in lands zoned T-P-Z. Thus, you would not be able to propose a rezone of the lands involved in the segregation of homesite to T-P-Z until after recordation of the parcel map creating the segregated parcel. The rezone application could include the remaining land zoned U-C-2 but could not include the segregated parcel itself.


The applicable filing fees include the \$1,600 tentative map application fee, \$500 notice of exemption filing fee (assuming that the project is exempt from the California Environmental Quality Act) and an \$85 fee per parcel for the Environmental Health

Department (collected by this Department on behalf of the Environmental Health Department).

The Department is willing to discuss any of the above options with you in greater detail. Attached are the parcel map process form and application for your convenience, in the case that you were to decide to proceed with the third option above. Alternatively, you could proceed with your rezone application. If the proposed rezone application were to be approved, a residence would not be allowed on the subject lands in accordance with Chapter 18.70 (Timber Production Zone District).

Please contact Assistant Director Gaylon Norwood at (530) 251-8269 if you have any questions.

Sincerely,



for Maurice L. Anderson,
Director

MLA:smr

Enclosures: Parcel Map Process Form and Application
Lassen County Code Section 18.108.250

cc: Emily Jane Rosenberg, Property Owner

S:/PLA/Planning/2019/RZ #2019-002, Rosenberg (Lillian Jane Deas Trust et al.)



PARCEL MAP PROCESS

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

A subdivision is any division of land for the purposes of sale, lease, or finance, and is governed by the State Subdivision Map Act (California Government Code Section 66410-66499.58) and Lassen County Subdivision Ordinance No. 475A. The process of subdividing land, as required by the Map Act and regulated by the Lassen County Code, applies to all subdividers regardless of the number of parcels created and whether or not the land is improved. The leasing of agricultural land for agricultural purposes, however, is exempt from this process (as are mineral, oil, and gas leases). In general, divisions of property resulting in the creation of five (5) or more parcels are considered Subdivisions, and divisions of property resulting in the creation of less than five (5) parcels are considered Parcel Maps. Following is a brief description of the Parcel Map process in Lassen County.

An application for a Parcel Map begins with an Initial Study to determine the extent of impact, if any, that the proposed division would have on the environment. The Initial Study is the first step in the environmental review process set forth by the California Environmental Quality Act (CEQA) and implemented by the Lassen County Environmental Review Guidelines (Resolution No. 01-043). (A copy of the Lassen County Environmental Review Guidelines, which provides a more detailed explanation of the environmental review process, can be obtained at the Department of Planning and Building Services). The applicant is required to fill out an Initial Study (Appendix A) and return it to the Department of Planning and Building Services along with three (3) copies of the preliminary tentative map of the proposed division and an application fee. The application fee includes the Department of Planning and Building Services fee of \$2,000.00 to cover the Initial Study processing fee and the Environmental Health fee of \$85.00 per parcel. In most cases a separate check in the amount of \$75.00 made out to CSU Chico Research Foundation must accompany the application materials to cover the cost of an archaeological records search related to the project site (NOTE: Additional project review fees may be required by the California Archaeological Inventory Center). The preliminary tentative map is not the tentative map referred to in Ordinance 475A, but is prepared according to the same criteria.

Appendix A and the preliminary tentative map are reviewed by the Environmental Review Officer (ERO). The ERO will prepare a more detailed environmental impact assessment (Initial Study Appendix B) in an effort to disclose all potential environmental impacts associated with the proposed project. The ERO may then make one of the following determinations: (1) That the proposed project would not have a significant effect on the environment and that a Negative Declaration should be prepared; or (2) That although the proposed project could have a significant effect on the environment, there would not be a significant effect in this case because mitigation measures designed to eliminate the significant impacts or reduce them to a level of insignificance have been incorporated into the project, and a Negative Declaration should be prepared; or (3) That the project may have a significant effect on the environment and that an Environmental Impact Report (EIR) should be prepared. Alternatively, the ERO may choose to refer applications to the Planning Commission for the purposes of making a determination of whether an EIR or Negative Declaration should be prepared. If the Initial Study Application is referred to the Planning Commission for determination, surrounding property owners and affected agencies will be notified of the proposed project and will be requested to submit comments and/or concerns they may have regarding potential environmental impacts resulting from the proposal.

The Parcel Map application can be submitted concurrently with the Initial Study application or after a Negative Declaration or EIR has been prepared. The Department of Planning and Building Services fee is \$1,600.00 and the Environmental Health Department has additional associated fees. Part of the Parcel Map application will include the submittal of a minimum of five (5) copies of the tentative Parcel Map. Upon determination that the application is complete, the Parcel Map application is then reviewed by the Technical Advisory Committee (TAC). The TAC consists of the Planning Director, County Engineer, County Surveyor, Assessor, Road Commissioner, Sanitarian, and Fire Warden. The TAC reviews the technical aspects of the proposed project

Parcel Map Process

PLA/Forms/Bones/Planning1/01/20

1 of 3

and makes recommendations to the Planning Commission regarding specific conditions to be attached should the project be approved.

The project, with the recommendations of the TAC, is then presented to the Planning Commission at their next scheduled meeting. The Planning Commission is responsible for approving, conditionally approving, or denying Parcel Map applications.

If the Planning Commission makes the necessary findings to approve a Parcel Map application, the applicant would have an approved tentative map. Approved tentative maps are "active" for a period of two (2) years, during which time the applicant must meet all conditions of approval. Only after all conditions have been satisfactorily met can the final Parcel Map be recorded. Please note: The final Parcel Map must be prepared by a licensed engineer/surveyor. The two year expiration date may be extended by the Planning Commission upon written request by the applicant. Any such written request must include the reasons to justify the extension, and must be submitted prior to the expiration date of the tentative map. Extensions may be denied, or additional conditions can be imposed. Up to three extensions, a maximum of 1 year each, may be granted for a tentative map. A fee of \$238 is required for consideration of an extension request.

It is important that prospective applicants recognize that the fees identified above are for the processing of the application and are non-refundable even if an application is ultimately denied. Prospective applicants are strongly urged to consult with the Department of Planning and Building Services staff prior to submitting any application materials.

If your project is approved by the County, a Notice of Determination (NOD) will be filed with the County Clerk by the Planning and Building Services Department. The NOD starts a 30-day statute of limitations on any legal challenge to the project's environmental document. Prior to filing the NOD, Section 711.4 of the California Fish and Game Code requires that the County collect an environmental filing fee on behalf of the Department of Fish and Wildlife. The fee varies according to the environmental document prepared for your project as indicated in the table below.

DEPARTMENT OF FISH AND WILDLIFE
ENVIRONMENTAL FILING FEES
(Fish and Game Code 711.4)

<u>CEQA DOCUMENT</u>	<u>FEE (effective January 1, 2020)</u>
Negative Declaration	\$2,406.75
Mitigated Negative Declaration	\$2,406.75
Environmental Impact Report	\$3,343.25
County Clerk Processing Fee	\$ 50.00

If you believe your project will have *no effect* on fish and wildlife, you may contact the California Department of Fish and Wildlife to discuss an exemption from the fees. For more information about the fees and possible exemption you should contact the Department of Fish and Wildlife directly at (530) 225-2300 or at the DFW Website at www.wildlife.ca.gov.

IMPORTANT NOTE: Even if your project is approved by the County, the project is not operative, vested, or final, and any local permits issued for the project are invalid if the fees are not paid.

The Planning staff would be happy to help you through the Parcel Map process, and refer you to other public agencies that may be involved in your particular project. Please feel free to contact the Lassen County Planning and Building Services Department if you have any questions regarding the Parcel Map process.

CRITERIA FOR TENTATIVE PARCEL MAPS
From Subdivision Ordinance 475A, Chapter 16.05

16.05.120 Form and Contents. The tentative map shall be prepared in a manner acceptable to the Lassen County Planning and Building Services Department and shall be prepared by a registered civil engineer, licensed land surveyor, or qualified person. The Subdivider shall file with the Lassen County Planning and Building Services Department the number of tentative maps the Lassen County Planning and Building Services Department may deem necessary, but not less than five (5).

The tentative map shall be clearly and legibly drawn on one or more sheets, each one no more than 11" X 17" unless such standards are waived by the Planning Director, and shall include but not be limited to the following information:

- A. Boundary line and dimensions of parcel being divided.
- B. Proposed division lines with dimensions of each parcel being created using dashed lines.
- C. All existing structures together with their dimensions, distance between structures, and approximate distance from boundary lines.
- D. The approximate area of the original parcel and the minimum area of each proposed new parcel.
- E. Names, locations, and widths of all existing streets, or right-of-way known to the owner, located on or near the property, by reference to the book and page of recordation thereof in the office of the County Recorder.
- F. Approximate location and dimensions of all existing easements, wells, leachlines, seepage pits or other underground structures.
- G. Approximate location and dimensions of all easements for utilities, and drainage.
- H. Approximate location of all creeks and drainage channels and general indication of slope of the land.
- I. North point and approximate scale of drawing.
- J. Vicinity map or other data sufficient to locate the site.



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

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. _____

Property Owner/s	Property Owner/s
Name:	Name:
Mailing Address:	Mailing Address:
City, ST, Zip:	City, ST, Zip:
Telephone: Fax:	Telephone: Fax:
Email:	Email:

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

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

Assessor's Parcel Number(s):	- -	- -	- -
------------------------------	-----	-----	-----

<input type="checkbox"/> Subdivision (5 or more parcels created)	
Number of Parcels: _____ Parcel Size Range: _____ (acres or square feet). Use: _____	
<input type="checkbox"/> Parcel Map (4 or fewer parcels created).	
Parcel No. _____	Size: _____ (acres or square feet). Uses: _____
Parcel No. _____	Size: _____ (acres or square feet). Uses: _____
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).
Date: _____	Date: _____
Date: _____	Date: _____

See associated process form for required attachments.

1. Multiple (secondary) access provided for emergency fire equipment and shown on the Tentative Map:
____ Yes ____ No. Explain reason for lack of multiple access (e.g. parcels over forty acres, parcels front a publicly maintained road, etc.; see Lassen County Code Section 9.16.102): _____
2. Proposed Water Source: ____ Public System ____ Private System
Explain _____
3. Method of Sewage Disposal: ____ Public System ____ Private System
Explain _____
4. List All Recorded Access and Utility Easements: _____
5. Does the Owner Own Other Land Near the Project Site? ____ No ____ Yes APN(s) _____

[Lassen County Code](#)[Up](#)[Previous](#)[Next](#)[Main](#)[Search](#)[Print](#)[No Frames](#)[Title 18 ZONING](#)[Chapter 18.108 SPECIAL PROVISIONS](#)

18.108.250 Segregation of homesites in agricultural zones.

(a) In the A-3, E-A, U-C, and U-C-2 districts, the subdivision of property in order to separate legally one homesite from the remaining agricultural land may be allowed pursuant to this section. The application for subdivision shall include a proposed plan of development and use for the entire area of existing parcels under the same or related ownership, containing the site of one or more existing or proposed dwellings. The planning commission may approve such applications only after finding, in addition to other findings, that:

(1) The proposed parcel is not greater than forty acres, or an aliquot portion of a section of land consisting of one-quarter of one-quarter section, or five percent (whichever is greater) of the agriculturally-zoned land held in contiguous ownership by the project applicant at the time of the application, and not less than one acre;

(2) The remaining parcel of contiguous ownership of the project applicant will not be less than the required minimum parcel size of the agricultural district(s) in which the lands are located;

(3) The proposed segregation and development will not reduce the capabilities for agricultural use of the nonhomesite parcel and surrounding properties;

(4) The proposed segregation and development is justified or made necessary by the occupancy of homesites, ownership of property, organizational structure of the farm business, financing requirements, retirement planning or similar circumstances;

(5) The proposed parcels meet the requirements of the county health department for sewage disposal and water supply.

(b) Prior to the division being effective, the owner or owners of the property included in the approved subdivision shall execute and cause to be recorded in the office of the recorder of Lassen County a restriction binding upon the original owners and their heirs, successors and assigns, which disallows additional homesites to be segregated, pursuant to this section, from the property until at least ten years has elapsed from the date of recordation of the subdivision instrument. (Ord. 467-AC § 28, 2003; Ord. 467-C, 1986; Ord. 467 § 66, 1984).

View the [mobile version](#).

Philip E. Nemir
Forestry & Appraisal Services
P.O. Box 1717
Susanville, CA 96130
530-257-2294
philnemir@hotmail.com

April 20, 2020

Department of Planning & Building Services
County of Lassen
707 Nevada St, Suite 5
Susanville, CA 96130
Attn: Maurice Anderson

SUBJECT: Deas Trusts Property – Modification of Rezone Application

Dear Mr. Anderson:

Thank you for your letter of April 15, 2020. I have consulted with Jane Rosenberg, Trustee of the Deas Trusts, and the family would like to modify the original application to retain 80 acres as UC2 zone and rezone the remaining 560 acres to TPZ. The legal description of each is (map attached):

UC2 (80 acres)

Township 31N, R7E, MDM
Section 13: SW1/4SW1/4SE1/4
Section 24: W1/2SE1/4NW1/4, NW1/4NW1/4NE1/4, NE1/4NW1/4

TPZ (560 acres)

Township 31N, R7E, MDM
Section 13: NW1/4SW1/4SE1/4, E1/2SW1/4SE1/4
Section 24: NE1/4NE1/4, SW1/4NE1/4, W1/2SE1/4, SW1/4,
SW1/4NW1/4, E1/2SE1/4NW1/4, SW1/4NW1/4NE1/4,
E1/2NW1/4NE1/4
Section 25: NW1/4NE1/4, N1/2NW1/4

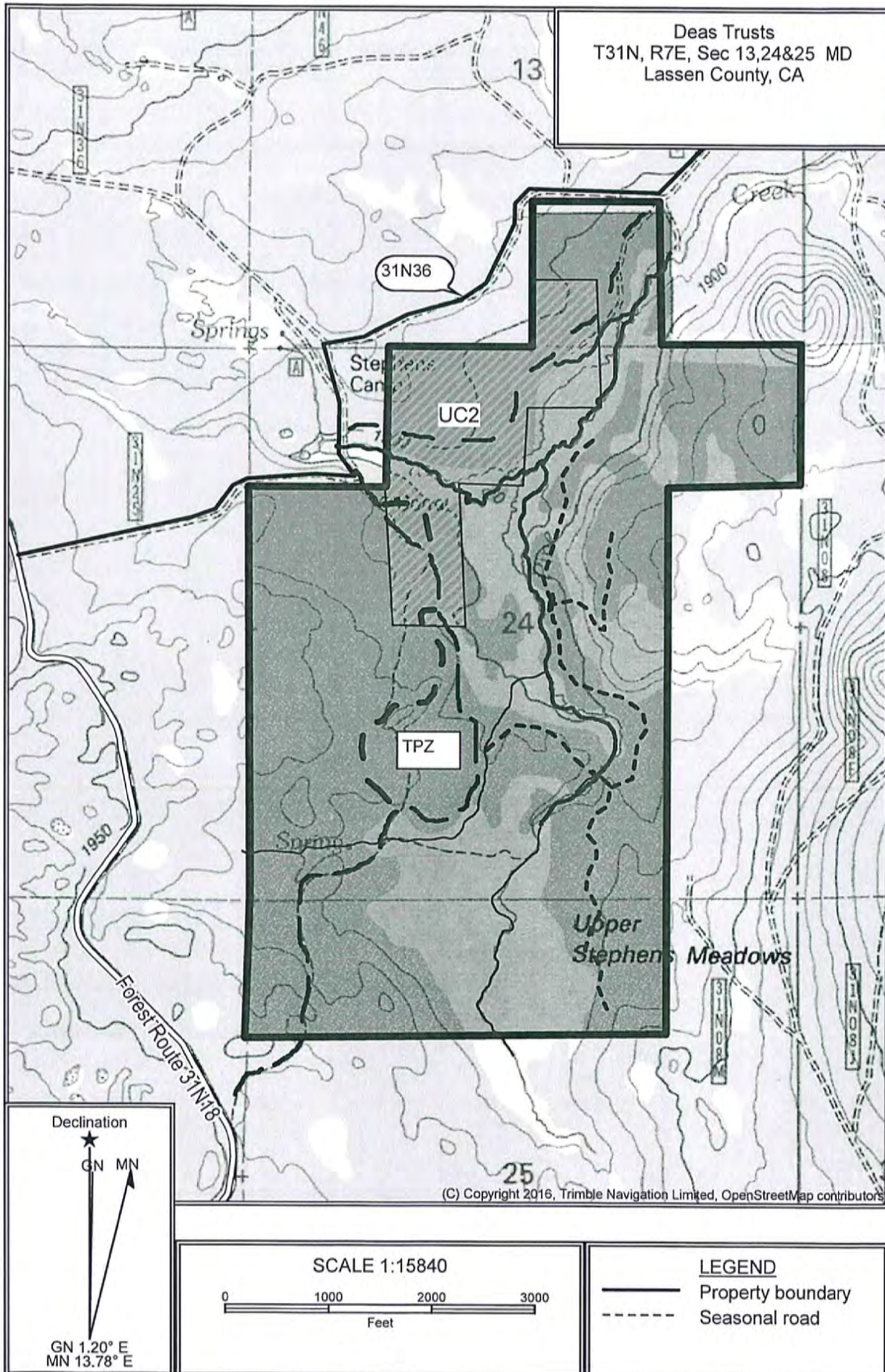
Please feel free to contact me if you should need additional information. Thank you.

Sincerely,

Philip E. Nemir

Philip E. Nemir
Forest Manager
RPF No. 1666

cc. Jane Rosenberg
Encl.





REZONE APPLICATION

FILING FEE: \$754

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

PLANNING AND BUILDING SERVICES
LASSEN COUNTY DEPARTMENT OF

NOV 20 2019

RECEIVED

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. RZ#2019-002

Property Owner/s	Property Owner/s
Name: <u>Emily Jane Rosenberg Trustee</u>	Name: <u>(see attached sheet for complete name)</u>
Mailing Address: <u>777 Fitch St.</u>	Mailing Address:
City, ST, Zip: <u>Healdsburg, CA 95448</u>	City, ST, Zip:
Telephone: <u>707-431-0581</u> Fax:	Telephone: Fax:
Email: <u>jane@enm.com</u>	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: <u>Phil Nemir, RPF No. 1666</u>
Mailing Address:	Mailing Address: <u>PO Box 1717</u>
City, ST, Zip:	City, ST, Zip: <u>Susanville, CA 96130</u>
Telephone: Fax:	Telephone: <u>530-257-2294</u> Fax:
Email:	Email: <u>philnemir@hotmail.com</u> license #: <u>1666 RPF</u>

Project Address or Specific Location: <u>+31N, RTE, Sec 13, 24+25 mom portions</u>	
Deed Reference: Book: Page: Year: Doc#:	
Zoning: <u>U-C-2</u>	General Plan Designation:
Parcel Size (acreage): <u>640</u>	Section: <u>13, 24, 25</u> Township: <u>31N</u> Range: <u>7E</u>

Assessor's Parcel Number(s):	<u>85-080-06</u>	<u>85-120-03</u>	-
-	-	-	-

Present Zoning: <u>U-C-2 Upland Conservation</u>	Proposed Zoning: <u>Timber Production Zone</u>
General Plan Amendment Required: <input type="checkbox"/> Yes <input type="checkbox"/> No General Plan Amendment Submitted: <input type="checkbox"/> Yes <input type="checkbox"/> No *Staff Initial:	
Project Description: <u>Rezone</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. <u>Emily J. Rosenberg Trustee</u> Date: <u>11/16/19</u> Date:	*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: Date:
--	--

See associated process form for required attachments and instructions.

Philip E. Nemir
Forestry & Appraisal Services
P.O. Box 1717
Susanville, CA 96130
530-257-2294
philnemir@hotmail.com

November 18, 2019

Department of Planning & Building Services
County of Lassen
707 Nevada St, Suite 5
Susanville, CA 96130

SUBJECT: Deas Trusts Property - Proposed Rezone to Timber Production Zone

Dear Planners:

Please find enclosed a "Rezone Application" for 640 acres owned by the Deas Trusts at Upper Stephens Meadow.

The complete **Ownership Title** is held by:

Emily Jane Rosenberg, Trustee of the Lillian Jane Deas Trust under the Garrett H. Rosenberg & Helen B. Rosenberg Trust Agreement Dated August 19, 1982, as to an undivided one-half (1/2) interest & Emily Jane Rosenberg, Trustee of the William Edgar Deas Trust under the Garrett H. Rosenberg & Helen B. Rosenberg Trust Agreement Dated August 19, 1982, as to an undivided one-half (1/2) interest

The property meets the requirements of Chapter 18.070.040(2) T-P-Z Timber Production District:

(A) **Map** – Two assessor parcels maps are enclosed. Legal Description is:

Township 31N, R7E, MDM
Section 13: SW1/4SE1/4
Section 24: N1/2NE1/4, SW1/4NE1/4, W1/2SE1/4, SW1/4,
S1/2NW1/4, NE1/4NW1/4
Section 25: NW1/4NE1/4, N1/2NW1/4

(B) **Forest Management Plan** – A "Forest Management Plan" for the Lillian Jane Deas and William Edgar Deas Trusts dated June 2015. The plan was prepared by Registered Professional Forester, Philip E. Nemir (No. 1666). This Plan is enclosed.

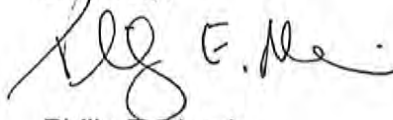
The Timberland Owners also have a CDF-approved "Nonindustrial Timber Management Plan" (2-09-NTMP-001-LAS). The "Confidential Addendum" provides a detailed plan for long-term timber harvesting for the property.

- (C) **Stocking Standards** – The parcel more than meets the minimum stocking standards by the Forest Practice Act Rules. This can be verified in the "Confidential Addendum" by reviewing the "Stand Tables."
- (D) **Ownership Area** – Total contiguous area is 640 acres.
- (E) **Timber Site Class** – The average site Class using the Dunning classification system is III.

I believe that this meets all of the requirements for the property to be re-zoned TPZ. Please feel free to contact me if you should need additional information.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "P. E. Nemir", written over a horizontal line.

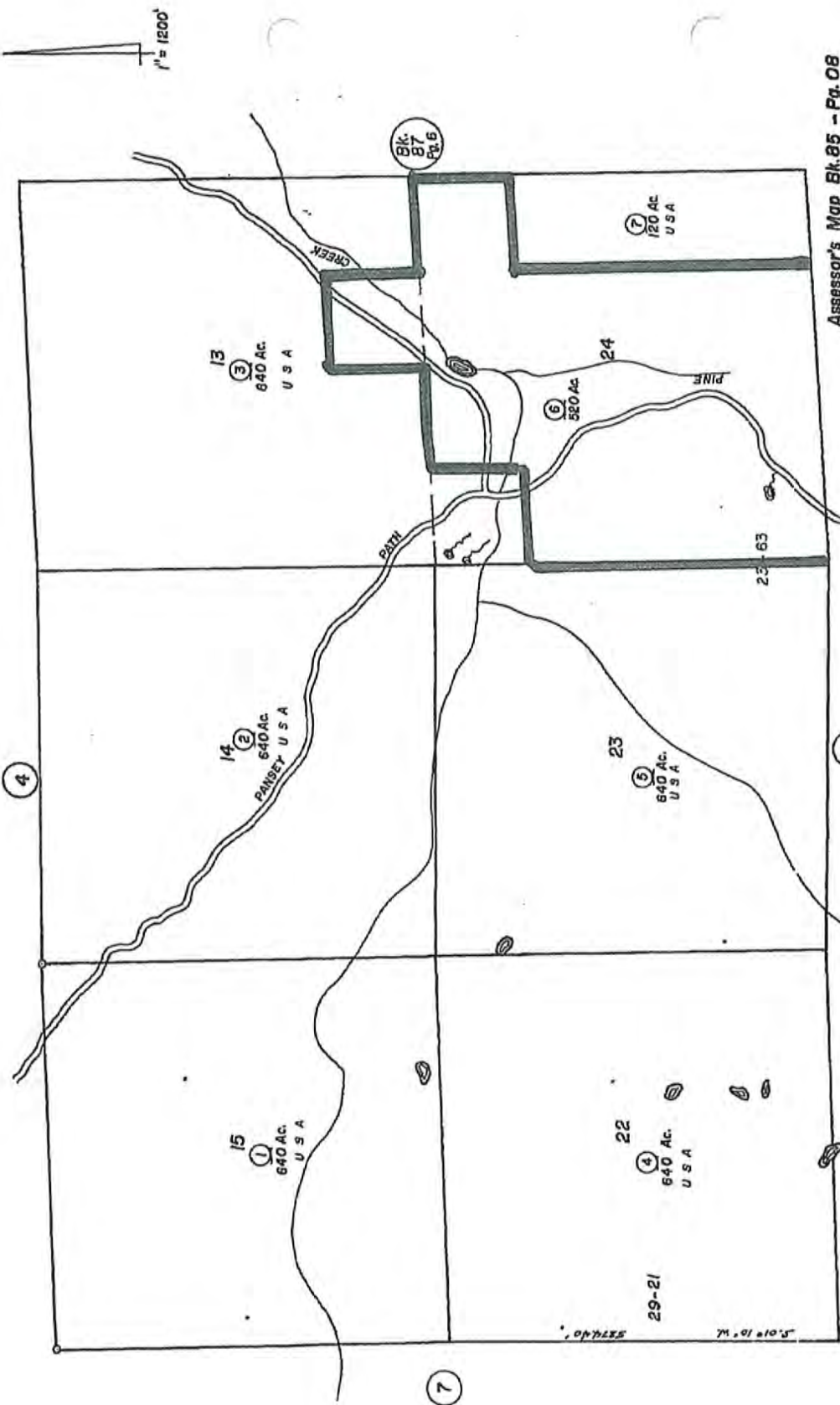
Philip E. Nemir
Forest Manager
RPF No. 1666

Encl.

T. 31 N., R. 7 E., M. D. B. & M.

TRA - 82001

85-08



Assessor's Map Bk. 85 - Pg. 08
County of Lassen, Calif.

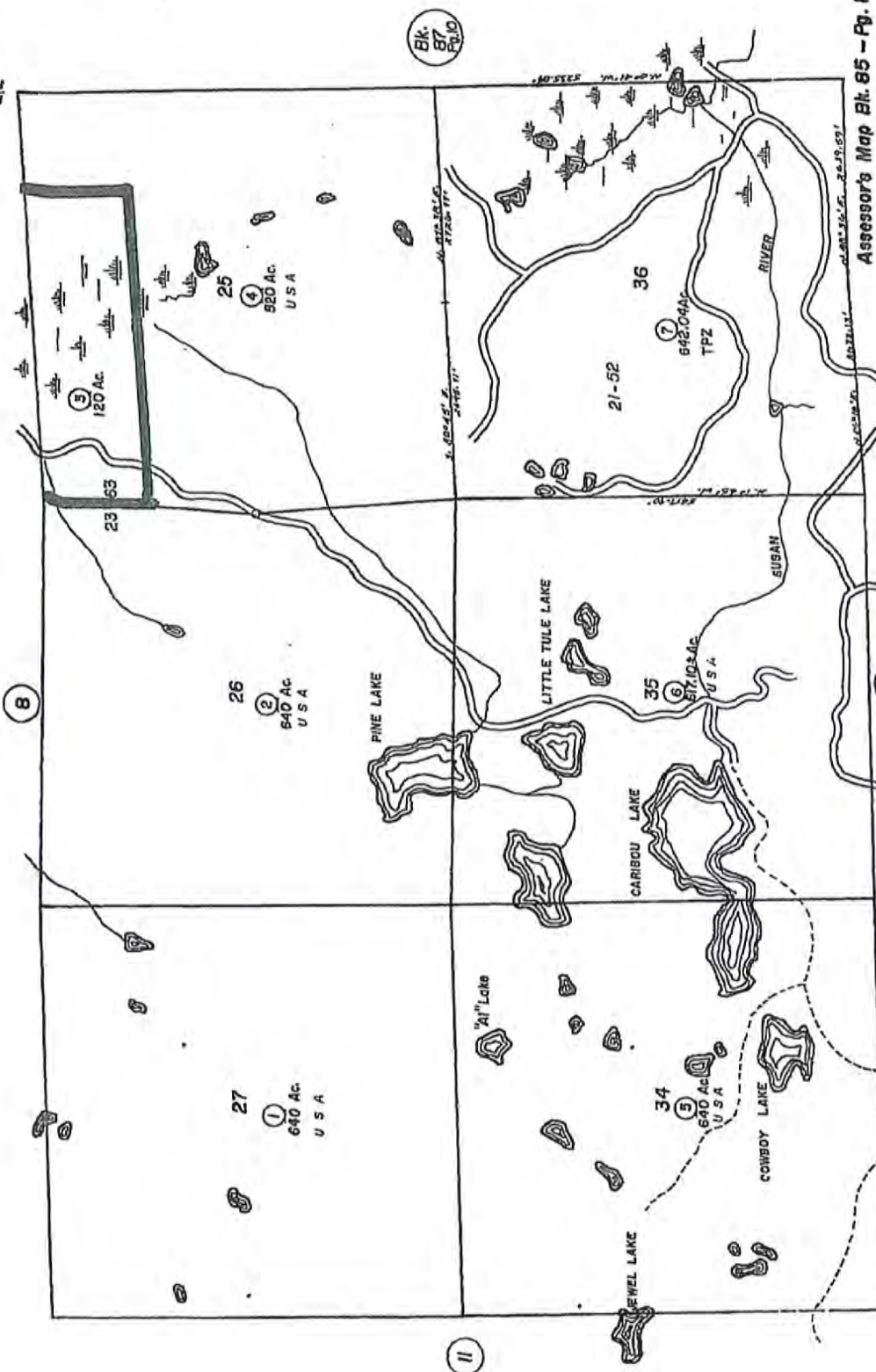
NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

RS MAP Bk. 23 Pg. 63 LASSEN NATIONAL FOREST
RS MAP Bk. 29 Pg. 2422

T.31N., R.7E., M.D.B. & M.

TRA-8200

1" = 1200'



Assessor's Map Bk. 85 - Pg. 12

County of Lassen, Calif.

NOTE - Assessor's Block Numbers Shown In Ellipses.
Assessor's Parcel Numbers Shown In Circles.

RS MAP BK 21 PG. 32 ANDRUS TWO PROPERTIES
R.S. MAP BK 23 PG. 63 LASSEN NATIONAL FOREST