

# TABLE OF CONTENTS

## PLANNING COMMISSION MEETING September 1, 2020

FILE NUMBER:	UP #2020-002
PROPERTY OWNER:	Fort Sage Unified School District
APPLICANT:	Long Valley Charter School
TYPE OF APPLICATION:	Use Permit

Staff Report .....	001
Regulatory Setting .....	005
Draft Resolutions .....	008
Memoranda to the August 6, 2020, Technical Advisory Committee Meeting .....	015
Vicinity Map .....	025
June 8, 2020, Hold Letter (in light of incomplete May 14, 2020, application submittal) .....	026
Application and Related Materials (resubmitted June 25, 2020) .....	030

LASSEN COUNTY PLANNING COMMISSION  
STAFF REPORT  
September 1, 2020

FILE NUMBER:	Use Permit #2020-002
APPLICANT:	Long Valley Charter School
PROPERTY OWNER:	Fort Sage Unified School District
TYPE OF APPLICATION:	Use Permit
GENERAL LOCATION:	The project site is located at 436-965 Susan Drive in Doyle, CA 96109
ASSESSOR'S PARCEL NUMBER:	141-060-35
PROJECT SITE ZONING:	A-1 (General Agricultural District)
GENERAL PLAN:	"Extensive Agriculture" and "Scenic Corridor" land use designations in the <i>Lassen County General Plan, 2000</i>
APPEAL:	Board of Supervisors, Lassen County Code Section 18.112.050, Appeal Period: within 10 days of Planning Commission action
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  
Uses Allowed by Use Permit in R-1 District, Lassen County Code Section 18.22.040  
Nonconforming Buildings and Uses, Lassen County Code Section 18.120.050(6)

Government Code Section 53094(a), which relates to school districts and zoning ordinances  
Government Code Section 53097.3, which relates to charter schools and zoning ordinances

Department of General Services' Division of the State Architect's Policy PL17-01: Charter Schools Enforcement Jurisdiction

Education Code Section 47610, which relates to charter schools and the California Building Standards Code

See the "Regulatory Setting" document attached with this staff report for more information.

---

REGULATING AGENCIES:

Agency

Planning Commission  
Planning and Building Services  
Public Works  
Environmental Health

Identified Permits/Approvals

Use Permit  
Building Permits, Parking  
Encroachment Permit  
Septic Approval

**PROJECT DESCRIPTION:** Proposal to construct a 6,000-square-foot gymnasium/multipurpose building, three 1,152-square-foot modular buildings, a shop, a standalone restroom building, and a gravel parking lot to the rear of the property, to resurface and expand the existing paved parking lot, and to relocate the existing playground at the Long Valley Charter School site at 436-965 Susan Drive in Doyle, CA 96109.

Proposed hours of operation are from 7:00 a.m. to 4:00 p.m., Monday through Friday during the school year, although on occasion, extracurricular activities (e.g., dances, sporting events) may be held which may continue to 11 p.m. in the evening or on the weekend.

The project site is currently occupied by Long Valley Charter School, which serves kindergarten through 12<sup>th</sup> grade, and includes buildings and uses typical to a school, such as classrooms, a playground, and other school buildings.

**PROJECT SITE CHARACTERISTICS:** The project site is currently occupied by Long Valley Charter School, which serves kindergarten through 12<sup>th</sup> grade, and includes buildings and uses typical to a school, such as classrooms, a playground, and other school buildings. The project site is located at 436-965 Susan Drive in Doyle, CA 96109, approximately one and a half miles north of the Town of Doyle, accessible by Old Highway Road and Susan Drive.

**ACCESS/REQUIREMENTS:** Access to the project site is from Old Highway Road and Susan Drive, the former which connects to U.S. Highway 395.

**SURROUNDING PROPERTY CHARACTERISTICS:** Surrounding properties are all zoned A-1 and are primarily residential in nature, although some governmental/commercial uses exist to the east. All surrounding parcels are part of the Long Valley Creek Subdivision Unit No. 2, recorded at Book 8, Page 82 of the Official Records of Lassen County, CA. The U.S. Post Office and Doyle Payless Gas Station are east of the project site. See the zoning for surrounding parcels as illustrated in Table 1 below:

	<b>Zoning</b> (see notes at bottom)	<b>Parcel Size</b> (acres)	<b>Land Use Designation</b> ( <i>Lassen County General Plan, 2000</i> )
<b>North</b>	A-1	0.9	“Extensive Agriculture”
<b>East</b>	A-1	0.95	“Extensive Agriculture”
<b>South</b>	A-1	1.2	“Extensive Agriculture”
<b>West</b>	A-1	0.93	“Extensive Agriculture”

**GENERAL PLAN AND ZONING:** The subject parcel is zoned A-1 (General Agricultural District) and has “Extensive Agriculture” and “Scenic Corridor” land use designations in the *Lassen County General Plan, 2000*. Also see the memorandum to the Technical Advisory Committee as it pertains to relevant zoning standards and relevant general plan policies.

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.

**LASSEN COUNTY CODE:** According to Lassen County Code Section 18.16.050(10), the A-1 district allows for “[u]ses allowed by use permit in the...R-1 [zoning district]...” by use permit. According to Lassen County Code Section 18.22.040(2), the R-1 district allows for “[p]ublic and quasi-public uses including...schools” by use permit. Therefore, schools, and related accessory buildings such as the current application for a gymnasium and other school-related improvements as described above, are allowed by use permit in the A-1 district.

A use permit is not required for the existing school, in accordance with Lassen County Code Section 18.120.050(6), because the school was established before a use permit was required; however, as detailed above, this proposed expansion requires a use permit.

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 August 6, 2020, memorandum to the Technical Advisory Committee in this packet.



#### 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

ENVIRONMENTAL DOCUMENT: The Environmental Review Officer of Lassen County has determined that this proposal is exempt from the California Environmental Quality Act under Section 15061(b)(3) of the 2020 CEQA Guidelines, also known as the "common sense" or "general rule" exemption.

FINDINGS and/or RECOMMENDATIONS BY TAC: The Technical Advisory Committee (TAC) met on August 6, 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.

FINDINGS and/or RECOMMENDATIONS BY ENVIRONMENTAL HEALTH: Although the Environmental Health Department did not submit findings or conditions for this project, said department did submit recommendations to the Planning Commission on August 17, 2020. Said recommendations have been attached with this packet, and are incorporated into the draft conditions of approval.

Regulatory Setting (Attachment for Use Permit #2020-002,  
Long Valley Charter School Staff Report)

The purpose of this section is to establish that the Long Valley Charter School is required to secure the use permit described in the preceding staff report, as well as any building permit(s) through the Lassen County Department of Planning and Building Services. In addition, this section establishes that the proposed project is not subject to Section 21151.8 of the Public Resources Code, Section 15186 of the California Environmental Quality Act (CEQA) Guidelines, or Title 5 of the California Code of Regulations.

Government Code Section 53091(a) states, “Each local agency shall comply with all applicable building ordinances and zoning ordinances of the county or city in which the territory of the local agency is situated. Government Code Section 53090 defines a “local agency” as “an agency of the state for the local performance of governmental or proprietary function within limited boundaries. *City of Santa Clara v. Santa Clara Unified School District* (1971) 22 Cal.App.3d 152 recognized school districts as “local agencies.”

Government Code Section 53094(a) states, “Notwithstanding any other provision of this article, this article does not require a school district to comply with the zoning ordinances of a county or city unless the zoning ordinance makes provision for the location of public schools and unless the city or county has adopted a general plan.” Lassen County has both a zoning ordinance that addresses the location of public schools and has adopted a general plan. In light of the section immediately above, then, school districts must comply with Lassen County’s zoning ordinance.

However, Government Code Section 53094(b) states, “Notwithstanding subdivision (a), the governing board of a school district, that has complied with the requirements of Section 65352.2 of this code and Section 21151.2 of the Public Resources Code, by a vote of two-thirds of its members, may render a city or county zoning ordinance inapplicable to a proposed use of property by the school district. The governing board of the school district may not take this action when the proposed use of the property by the school district is for nonclassroom facilities, including, but not limited to, warehouses, administrative buildings, and automotive storage and repair buildings.” Therefore, so long as the governing board of a school district has complied with the above sections, it may (by a two-thirds vote) override Lassen County’s zoning ordinance (Government Code Section 53094(b) is referred to below as the “override provision”).

Government Code Section 53097.3 states, “Notwithstanding any other provision in this article, no school district may render a city or county ordinance inapplicable to a charter school facility pursuant to this article, unless the facility is physically located within the geographical jurisdiction of that school district.” Implicit to the above section is that only a school district, and not a charter school itself, may use the override provision. *San Jose Unified School District et al. v. Santa Clara County Office of Education, et al.* (2016) 7 Cal.App.5th 967 reaffirms the interpretation that only school districts may use the override provision. Therefore, despite the override provision found at Government Code Section 53094(b), only the governing board of a school district (and not a charter school) may exempt itself from the zoning provisions.

The applicant has not provided any indication that the governing board of the pertinent school district (Fort Sage Unified School District) has exempted the proposed charter school from Lassen County's zoning ordinance. For these reasons, the proposed use permit application is subject to Lassen County's zoning ordinance, and by extension is subject to California Environmental Quality Act (CEQA) review with Lassen County as the "lead agency" as defined by Public Resources Code Section 21067.<sup>1</sup>

Furthermore, Education Code Section 47610 states, "A charter school shall comply with this part and all of the provisions set forth in its charter, but is otherwise exempt from the laws governing school districts, except for... [t]he California Building Standards Code... as adopted and enforced by the local building enforcement agency with jurisdiction over the area in which the charter school is located." Therefore, charter schools must comply with the California Building Standards Code as enforced by Lassen County. Although there are exceptions to the above requirement found at Education Code Section 47610.5, neither exception applies.<sup>2</sup>

This interpretation is also consistent with the California Department of General Services' Division of the State Architect's (DSA) Policy PL 17-01: Charter Schools Enforcement Jurisdiction, which states that if the project will not be funded by the Charter School Facilities Program, the project must be submitted to either DSA for plan review and construction oversight or the local building enforcement agency with jurisdiction over the area in which the charter school is located. For the above reasons, the applicant must also secure all necessary building permits for the charter school through the Lassen County Department of Planning and Building Services.

Section 21151.8 of the Public Resources Code, Section 15186 of the CEQA Guidelines, and Title 5 of the California Code of Regulations together relate environmental and construction standards for school projects in California. Furthermore, Section 21151.8 of the Public Resources Code and Section 15186 of the CEQA Guidelines pertain to the preparation of environmental documents under CEQA for school projects that are being constructed by school districts. However, the proposed project is being built by the charter school, not the Fort Sage Unified School District,<sup>3</sup> and said section relate specifically to environmental documents for

---

<sup>1</sup> However, the Environmental Review Officer has determined that the proposed project is exempt under Section 15061(b)(3) of the 2020 CEQA Guidelines.

<sup>2</sup> Said section states that a charter school facility is exempt from Education Code Section 47610(d) if either of the following conditions apply:

1. The charter school complies with Article 3 (commencing with Section 17280) and Article 6 (commencing with Section 17365) of Chapter 3 of Part 10.5.
2. The charter school facility is exclusively owned or controlled by an entity that is not subject to the California Building Standards Code, including, but not limited to, the federal government.

The applicant has not submitted any information that would indicate that the charter school complies with Articles 3 and 6 of Chapter 3 of Part 10.5 of the Education Code nor is owned by or controlled by an entity that is not subject to the California Building Standards Code, including but not limited to, the federal government.

<sup>3</sup> According to the email from Project Agent Nick Trover, dated April 10, 2020.

school projects; in this case, the Environmental Review Officer recommends that the project be found exempt from CEQA under Section 15061(b)(3) of the 2020 CEQA Guidelines.

In addition, Assistant Director Fred Yeager of the California Department of Education's School Facilities and Transportation Services Division, in his email to Associate Planner Stefano Richichi dated February 28, 2019, confirmed that charter schools are "not required to follow California Code of Regulations Title 5... regarding school site and design standards."

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

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION APPROVING  
USE PERMIT # 2020-002, LONG VALLEY CHARTER SCHOOL

WHEREAS, the Planning Commission of Lassen County, after due notice and a public hearing conducted September 1, 2020, has considered Use Permit Application #2020-002, filed by Long Valley Charter School, to construct an approximately 6,000-square-foot gymnasium/multipurpose building, three 1,152-square-foot modular buildings, a shop, a standalone restroom building, and a gravel parking lot to the rear of the property, to resurface and expand the existing paved parking lot, and to relocate the existing playground at the Long Valley Charter School site at 436-965 Susan Drive in Doyle, CA 96109 (APN: 141-060-35); and

WHEREAS, proposed hours of operation are from 7:00 a.m. to 4:00 p.m., Monday through Friday during the school year, although on occasion, extracurricular activities (e.g., dances, sporting events) may be held which may continue to 11 p.m. in the evening or on the weekend; and

WHEREAS, the project site is currently occupied by Long Valley Charter School, which serves kindergarten through 12<sup>th</sup> grade, and includes buildings and uses typical to a school, such as classrooms, a playground, and other school buildings; 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, relevant sections of the Government Code and Education Code, as well as policies from the Department of General Services' Division of the State Architect, give Lassen County the authority to process this use permit application for the above proposed improvements (said sections can be found in the document titled "Regulatory Setting" attached with the staff report for this project); and

WHEREAS, the Environmental Review Officer has determined that this proposal is exempt from the California Environmental Quality Act under Section 15061(b)(3) 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 as follows:
  - a. That the proposed project is consistent with the *Lassen County General Plan, 2000*, Lassen County Code Chapter 18.16, and the provisions of Lassen County Code Chapter 18.112, which establishes the regulations regarding the issuance of Use Permits.
  - b. That the project, as conditioned, will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such use,

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

nor be detrimental or injurious to property and improvements in the neighborhood or to the general welfare.

3. The Lassen County Planning Commission hereby adopts the Technical Advisory Committee's findings, contained in the Planning Commission staff report.
4. The Planning Commission hereby concurs with the Environmental Review Officer that the project qualifies for an exemption, pursuant to Section 15061(b)(3) of the 2020 CEQA Guidelines.
5. The Planning Commission hereby approves Use Permit # 2020-002, subject to the conditions of approval set forth in Exhibit "A" attached hereto.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the 1<sup>st</sup> day of September, 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 #2020-002

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.

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

3. The applicant shall obtain all necessary building permits from the Lassen County Department of Planning and Building Services before the commencement of construction, and all related development must pass a final inspection before issuance of the Authorization to Operate.
4. 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.
5. The applicant shall provide at least 42 parking spaces for automobiles.
6. The applicant shall install a bicycle rack for bicycle parking near the entrance of the school to the satisfaction of the Department of Planning and Building Services.
7. The applicant shall obtain an encroachment permit from the Lassen County Public Works Department/Road Division for access off Susan Drive, County Road LVC-01 and/or Lasater Court, County Road LVC-02.
8. A qualified professional (professional engineer, professional geologist, soil scientist or REHS) shall evaluate the existing septic system and oversee any design of or expansion of the current septic system. If an expansion of the current septic system is needed (based on the evaluation of the qualified professional), septic system plans and an application must be submitted to the Environmental Health Department for an evaluation and approval prior to the construction or expansion of the current septic system. If the existing septic system does not require any expansion (based on the evaluation of the qualified professional), the qualified professional must submit a signed statement to the Environmental Health Department attesting to his/her determination and finding.

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

9. 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.
10. The school shall normally operate from 7:00 a.m. to 4:00 p.m., Monday through Friday. On occasion, extracurricular activities may be held during evenings and on the weekend until 11 p.m.
11. The applicant shall maintain the bicycle rack for bicycle parking.



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

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION DISAPPROVING  
USE PERMIT # 2020-002, LONG VALLEY CHARTER SCHOOL

WHEREAS, the Planning Commission of Lassen County, after due notice and a public hearing conducted September 1, 2020, has considered Use Permit Application #2020-002, filed by Long Valley Charter School, to construct an approximately 6,000-square-foot gymnasium/multipurpose building, three 1,152-square-foot modular buildings, a shop, a standalone restroom building, and a gravel parking lot to the rear of the property, to resurface and expand the existing paved parking lot, and to relocate the existing playground at the Long Valley Charter School site at 436-965 Susan Drive in Doyle, CA 96109 (APN: 141-060-35); and

WHEREAS, proposed hours of operation are from 7:00 a.m. to 4:00 p.m., Monday through Friday during the school year, although on occasion, extracurricular activities (e.g., dances, sporting events) may be held which may continue to 11 p.m. in the evening or on the weekend; and

WHEREAS, the project site is currently occupied by Long Valley Charter School, which serves kindergarten through 12<sup>th</sup> grade, and includes buildings and uses typical to a school, such as classrooms, a playground, and other school buildings; 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, relevant sections of the Government Code and Education Code, as well as policies from the Department of General Services' Division of the State Architect, give Lassen County the authority to process this use permit application for the above proposed improvements (said sections can be found in the document titled "Regulatory Setting" attached with the staff report for this project); 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 as follows:
  - a. That the proposed project is not consistent with the *Lassen County General Plan, 2000*, Lassen County Code Chapter 18.16, and the provisions of Lassen

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

County Code Chapter 18.112, which establishes 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/or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare.

- 3. The Planning Commission hereby disapproves Use Permit # 2020-002.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the 1<sup>st</sup> day of September, 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  
August 6, 2020  
Use Permit File #2020-002, Long Valley Charter School

Use Permits:

- ☒ County Planning Director
- ☒ County Public Works Director (not present, provided a findings and condition)
- ☒ County Surveyor (present, provided findings but no conditions)
- ☐ County Sanitarian (present, no findings or conditions until after TAC meeting)
- ☐ 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

July 23, 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: August 6, 2020

*Jeff E. Fox*  
FROM: Maurice L. Anderson, Director

Zoning & Building

Inspection Requests

Phone: 530 257-5263

RE: **USE PERMIT #2020-002, Long Valley Charter School (applicant); Fort Sage Unified School District (property owner).** Proposal to construct a 6,000-square-foot gymnasium/multipurpose building, three 1,152-square-foot modular buildings, a shop, a standalone restroom building, and a gravel parking lot to the rear of the property, to resurface and expand the existing paved parking lot, and to relocate the existing playground at the Long Valley Charter School site at 436-965 Susan Drive in Doyle, CA 96109. The subject parcel is zoned A-1 (General Agricultural District) and has "Extensive Agriculture" and "Scenic Highway Corridor" land use designations per the *Lassen County General Plan, 2000*. The project site is located approximately one and a half miles north of the Town of Doyle, accessible by Old Highway Road and Susan Drive. APN: 141-060-35. 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 parcel is zoned A-1 (General Agricultural District).
2. The subject parcel has "Extensive Agriculture" and "Scenic Highway Corridor" land use designations per 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 6,000-square-foot gymnasium/multipurpose building, three 1,152-square-foot modular buildings, a shop, a standalone restroom building, and a gravel parking lot to the rear of the property, to resurface and expand the existing paved parking lot, and to relocate the existing playground at the Long Valley Charter School site at 436-965 Susan Drive in Doyle, CA 96109.
5. According to Lassen County Code Section 18.16.050(10), the A-1 district allows for "[u]ses allowed by use permit in the...R-1 [zoning district]..." by use permit. According to Lassen County Code Section 18.22.040(2), the R-1 district allows for "[p]ublic and quasi-public uses including...schools" by use permit. Therefore, schools, and related accessory buildings such as the current application for a gymnasium and other school-related improvements as described above, are allowed by use permit in the A-1 district.
6. According to Project Agent Nick Trover, proposed hours of operation are from 7:00 a.m. to

4:00 p.m., Monday through Friday during the school year, although on occasion, extracurricular activities (e.g., dances, sporting events) may be held which may continue to 11 p.m. in the evening or on the weekend.

7. The project site is currently occupied by Long Valley Charter School, which serves kindergarten through 12<sup>th</sup> grade, and includes buildings and uses typical to a school, such as classrooms, a playground, and other school buildings.
8. The project site is located approximately one and a half miles north of the Town of Doyle, accessible by Old Highway Road and Susan Drive.
9. The proposed school is subject to the 30-foot fire safety setback found at Lassen County Code Section 9.16.103(d)(1)(a) and Section 1276.01 of the 2020 State Responsibility Fire Safe Regulations.
10. The subject parcel is within a Scenic Highway Corridor as depicted in the *Lassen County Energy Element, 1993* and it appears that the project site would be considered somewhere between a Class II or Class IV scenic resource pursuant to the Natural Resources Element of the *Lassen County General Plan, 2000*, which describes said classes as follows:

*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 IV: Class IV areas are largely "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 scenic value, e.g., a golf course or reservoir).*

11. The applicant indicates that the "lighting plan will be designed to county code and within reason will not impede or affect neighboring properties." 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.*

12. Lassen County Code Sections 18.104.010(2)(D) and (E) set forth parking regulations for schools as follows:

*(D) Elementary and junior high schools, one and one-half spaces for each employee or faculty member, plus one space for every forty-two square feet of seating area in auditorium or assembly area;*

*(E) High schools, one and one-half spaces for each employee or faculty member, plus one space for each two hundred fifty square feet of classroom area;*

13. The applicant proposes 79 parking spaces (59 paved and striped, 20 gravel, unstriped, the latter to the rear of the school intended for overflow parking). The applicant states:

*[Long Valley Charter School] has provided more than the required parking per code. LVCS currently utilizes on 960[-square-foot modular for high school instruction, has 20 employees on site and will have one section of bleachers in the gym that is approximately 307 [square feet] (3 rows of seating roughly 74'6" x 4'-1.5"). There is no other seating in an assembly area on the campus.*

14. Given the above figures, require parking per the Lassen County Code comes out to just under 42 parking spaces.

15. The applicant is correct in that the above proposal meets, and even exceeds, required parking.

16. The Planning Commission, or Board of Supervisors on appeal, as appropriate, will determine whether the proposed number of parking spaces are appropriate to the proposed project.

17. 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."

18. Proposed improvements will be up to 35 feet tall.

19. Pursuant to Lassen County Code Section 18.112.030, the Technical Advisory Committee shall review all use permit applications and shall prepare recommended conditions of approval for consideration by the County (in this case, the Planning Commission).

20. The *Lassen County Energy Element*, 1993 states:

- *Land Use and Transportation Policy 3: Bicycle access and convenient bicycle parking spaces shall be required at schools, libraries, parks, multi-family residential development, and commercial centers. Streets and roadways in the County shall, within design and economic constraints, have bike lanes or shoulders providing for safe bicycle riding.*
- *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.*

*Strategies proposed to promote energy conservation in the transportation sector involve reduction of car miles travelled in favor of an increase in use of public transportation. Such strategies include attempts to make public transportation more attractive, with more frequent schedules and more convenient bus stops, and to decrease the relative appeal of using private cars by reducing the number of long-term parking opportunities in urban centers, and increasing parking tolls and fees...*

*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. Large commercial and office developments should be required to devote space for shops and services (such as dry cleaners, banks, convenience stores, and restaurants) to serve employees. In addition, the design of street layouts in the neighborhood should favor walking, bicycling, and the use of public transportation. Bicycle routes and pedestrian pathways should be provided connecting residential units with nearby schools, recreation facilities, centers of employment, and commercial areas. Bus stops should be at convenient locations. 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.*

21. The above proposed development constitutes the infill of an existing, developed site, within an existing, developed subdivision (compact development, at least for a rural setting). In light of the above policies that promote active transportation, the applicant has agreed to install a bicycle rack as part of the project. This is included as a recommended condition of approval in this memo.
22. The Planning Commission may decide to require bicycle access infrastructure as part of the conditional approval for this project, if the project is ultimately approved.
23. The Environmental Review Officer recommends that the Planning Commission find the proposed project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines.
24. 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.

**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.



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

3. The applicant shall obtain all necessary building permits from the Lassen County Department of Planning and Building Services before the commencement of construction, and all related development must pass a final inspection before issuance of the Authorization to Operate.
4. 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.
5. The applicant shall provide at least 42 parking spaces for automobiles.
6. The applicant shall install a bicycle rack for bicycle parking near the entrance of the school to the satisfaction of the Department of Planning and Building Services.

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

7. 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.
8. The school shall normally operate from 7:00 a.m. to 4:00 p.m., Monday through Friday. On occasion, extracurricular activities may be held during evenings and on the weekend until 11 p.m.
9. The applicant shall maintain the bicycle rack for bicycle parking.



## County of Lassen

### Department of Planning and Building Services

• Planning

• Building Permits

• Code Enforcement

• Surveyor

• Surface Mining

July 16, 2020

RECEIVED

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

AUG 06 2020

TO: Technical Advisory Committee  
Agenda Date: August 6, 2020

LASSEN COUNTY DEPARTMENT OF  
PLANNING AND BUILDING SERVICES

Zoning & Building

Inspection Requests

Phone: 530 257-5263

FROM: Don Willis, Lassen County Surveyor

RE: Use Permit No. 2020-002 – Long Valley School District/Fort Sage Unified  
School District.  
Assessor's Parcel Number: 141-060-35

#### LASSEN COUNTY SURVEYOR FINDS AS FOLLOWS:

1. The subject parcel is known as Assessor's Parcel Number 141-060-35 and title is vested in the Long Valley School District as shown at a Grant Deed recorded on July 12, 1963 in Book 222, Page 656, of the Official Records of Lassen County, California. The application that was submitted for Use Permit No. 2020-002 lists the property owner as the Fort Sage Unified School District. This is acceptable since a single unified district was created in 1986 when the existing Herlong Elementary, Long Valley Elementary and portion of the Lassen Union High School districts were combined. Apparently, the 1963 deed has never been updated to reflect the creation of the new district.
2. The subject parcel is located in a portion of Section 6, Township 25 North, Range 17 East, Mount Diablo Base and Meridian, in the community of Doyle, California.
3. The legal description for the parcel described at said Book 222, Page 656, of the Official Records of Lassen County, is described as all of Lot 42 of the Long Valley Creek Subdivision Unit No. 2, as the same is filed at Book 8 of Maps, Page 82, of the Official Records of Lassen County. A metes and bounds legal description is also provided which describes the exterior boundaries of the parcel. The record map cited shows said Lot 42 as a numbered lot but contains a note stating that this lot is "not in subdivision." The subdivision map was approved by the Lassen County Board of Supervisors on November 8, 1971 and the parcels shown thereon were created in compliance with the Subdivision Map Act and local ordinances. The Long Valley School District parcel would be a standalone legal parcel that is in compliance with the provisions of the Subdivision Map Act because it is individually described by a deed which was recorded prior to March 4, 1972, as noted in Findings Item Number One above.
4. The subject parcel abuts Susan Drive, County Road No. LVC01, and Lasater Court, County Road No. LVC02, both of which are in the County maintained road system.

**LASSEN COUNTY SURVEYOR RECOMMENDS THE FOLLOWING CONDITIONS  
FOR USE PERMIT NO. 2020-002 (LONG VALLEY SCHOOL DISTRICT/FORT SAGE  
UNIFIED SCHOOL DISTRICT):**

1. None.

Respectfully submitted,



Don Willis, L.S. 7742  
Lassen County Surveyor

# 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

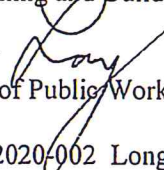
AUG 06 2020

LASSEN COUNTY DEPARTMENT OF  
PLANNING AND BUILDING SERVICES

TAC  
2020/205

July 27, 2020

TO: County Planning and Building Services

FROM: Larry Millar   
Department of Public Works, Road Department

SUBJECT: Use Permit 2020-002 Long Valley Charter School (applicant), Fort Sage  
Unified School District (property owner)

Technical Advisory Meeting, August 6, 2020

FINDINGS: Access to the parcel is from Susan Drive, County Road LVC01, or from Lasater Court, County Road LVC02, both of which are in the County Maintained Road System.

CONDITIONS: Obtain an Encroachment Permit from the Lassen County Public Works Department/Road Division for access off Susan Drive, County Road LVC-01 and/or Lasater Court, County Road LVC-02.





# LASSEN COUNTY

## Health and Social Services Department

RECEIVED

AUG 17 2020

LASSEN COUNTY DEPARTMENT OF  
PLANNING AND BUILDING SERVICES

### Memorandum

To: Lassen County Planning Commission  
Agenda Date: September 1, 2020

From: Gehaiman Saef, EHS *G.S.*

RE: Use Permit # 2020-02-Long Valley Charter School for Fort Sage

Lassen County Environmental Health has no septic system records for APN 141-060-35.

Currently, septic systems installed or expanded within Lassen County boundaries must conform to the Lassen County Local Area Management Program, aka LAMP.

A Qualified Professional (Professional Engineer, Professional Geologist, Soil Scientist, or REHS) shall evaluate the existing septic system and oversee any design or expansion of current septic system.

If an expansion of current septic system is needed (based on the Qualified Professional Evaluation), septic system plans and an application must be submitted to the Environmental Health Department for an evaluation and approval prior to the construction or expansion of the current septic system.

If the existing septic system does not require any expansion (based on the Qualified Professional Evaluation), the Qualified Professional must submit a signed statement to the Environmental Health Department attesting to his/her determination and finding.

- ☐ **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



# Use Permit #2020-002, Long Valley Charter School





County of Lassen  
Department of Planning and Building Services

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

June 8, 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

Fort Sage Unified School District  
Attn: Dr. Christopher Bonn  
P.O. Box 35  
Herlong, CA 96113

Zoning & Building  
Inspection Requests  
Phone: 530 257-5263

Sherri Morgan  
Long Valley Charter School  
436-965 Susan Drive  
Doyle, CA 96109

Nick Trover  
974 Forest Avenue  
Chico, CA 95928

RE: Use Permit #2020-002 (Assessor Parcel Number 141-060-35)

To Whom It May Concern:

This letter is to inform you that this Department has determined that the above-referenced application is incomplete and is providing you an opportunity to submit supporting information necessary to accept said applications as complete. At this time, there are several items that must be addressed:

1. Authority for Application<sup>1</sup>

The submitted use permit application is unsigned. Furthermore, the most recently recorded Grant Deed (recorded at Book 222, Page 656 of the Official Records of Lassen County, CA, identified by the Assessor as recorded on July 12, 1968), shows the owner of the property to be "Long Valley School District." The property owner is shown to be Fort Sage Unified District on your application; please demonstrate that Fort Sage Unified School District is indeed the current property owner, and furthermore, if so, that whoever signs the application has demonstrated authority to do so on behalf of their respective organizations.

2. Parking

Lassen County Code Sections 18.104.010(2) states in part:

*Except as specified elsewhere in this title, off-street parking shall be required in all districts according to the following provisions...*

<sup>1</sup> In his email to Senior Planner Stefano Richichi dated April 14, 2020, California Department of General Services Sacramento Regional Office Regional Manager Daniel Levernier confirmed that per Division of the State Architect Policy PL 17-01, you may choose to submit for permits/land use entitlements through Lassen County, and Lassen County has agreed to process your application.



*(2) Institutional Uses*

*(D) Elementary and junior high schools, one and one-half spaces for each employee or faculty member, plus one space for every forty-two square feet of seating area in auditorium or assembly area;*

*(E) High schools, one and one-half spaces for each employee or faculty member, plus one space for each two hundred fifty square feet of classroom area.*

While your application proposes 79 total parking spaces (instead of the current 19 parking spaces that exist at the project site), and you state in your application that there are up to 20 employees, please provide information that would allow this office to calculate required parking given the formulas above. That is, please provide the square footage of “seating area in an auditorium or assembly area,” including any seating area in the proposed gym, as well as the square footage of “classroom area,” including both existing and proposed classrooms.

Furthermore, in your application, you state that parking will be paved and striped; however, in conversations with Senior Planner Stefano Richichi, Agent Nick Trover has stated that there will potentially be gravel parking in the back (on the western side of the property). Please clarify what you are proposing in terms of materials used for parking.

3. Project Description/Plot Plan

Your project description mentions construction of a new 6,000-square-foot gymnasium/multipurpose building, as well as removal/replacement of outdated modular buildings. In your submitted plot plan, you identify five existing modular that you plan on rehabilitating or replacing, and then identify the possible future expansion locations of two additional modular buildings. Would you like to include that possible expansion of modular buildings, as well as the relocation of the playground (as shown on your plot plan) as part of your project description? If so, what are their dimensions, and what will they be used for? Said expansion may require a use permit in the future if not addressed in your current use permit application.

Moreover, all improvements must be set back at least 30 feet from all property lines. Please clearly demonstrate on your plot plan that all improvements will meet this requirement.

In addition, your application states that proposed hours of operation are from 7 a.m. to 4 p.m., five days a week. Would you like to modify this to allow for occasional after school events, or occasional events on the weekend?

Lastly, the Environmental Review Officer (ERO) tentatively agrees with your contention that your proposed project is exempt from the California Environmental Quality Act (CEQA) under Section 15314 of the CEQA Guidelines. The ERO will review any additional submittals or modifications as described above to see whether the above section applies to any such submittals or modifications. Ultimately, the Planning Commission has the authority to determine whether your project is exempt



from CEQA. Please note that if your application is ultimately found exempt from CEQA, a \$500 notice of exemption fee may apply.

Again, this Department cannot accept your application as complete (as described at Government Code Section 65943) at this time until the above items are satisfied. In order to process your application properly, this Department needs as specific information as possible. Please contact Senior Planner Stefano Richichi at (530) 251-8269 or at [srichichi@co.lassen.ca.us](mailto:srichichi@co.lassen.ca.us) if you have further questions.

Sincerely,



for Maurice L. Anderson,  
Director

MLA:smr

Enclosures: Book 222, Page 656 O.R. Lassen County

S:/PLA/Planning/2020/UP #2020-002/Hold Letter

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Name [ LONG VALLEY SCHOOL DISTRICT  
Street Address [ DOYLE, CALIFORNIA 96109  
City & State [ ]

MAIL TAX STATEMENTS TO

Name [ LONG VALLEY SCHOOL DISTRICT  
Street Address [ ]  
City & State [ DOYLE, CALIFORNIA 96109 ]

RECORDED AT REQUEST OF

County Council BOOK 222 PAGE 656  
on JUL 12 1968 of 25  
minutes past 3 P. M. Is  
Vol. 222 at Page 656 of  
OFFICIAL RECORDS  
LASSEN COUNTY, CALIFORNIA  
JUDICIAL COUNTY RECORDER  
By Stanley D. Arnold  
Fee \$10.00 Fee No. 137

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INDEXED

NO CONSIDERATION  
AFFIX I.R.S. \$.....IN THIS SPACE

## Grant Deed

TO 401 C

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

HOLLIS LASATER and AUDENE V. LASATER, husband and wife,

hereby GRANT(S) to

Long Valley School District

the following described real property in the

County of Lassen

, State of California:

All of Lot 42, Long Valley Creek Subdivision Unit No.2, Lassen County, California, more particularly described as follows:

Commencing at the Northeast corner of Lot 6, as said lot is shown on that certain map entitled, "Long Valley Creek Subdivision Unit No.1", filed in the office of the County Recorder of Lassen County on September 18, 1964 in Book 5 of Maps, at page 35; and running thence along the northerly extension of the East line of said Lot 6, North 0° 22' West, 367.11 feet; thence North 36° 09' West 549.87 feet to the actual point of beginning of this description; running thence North 36° 09' West 400.00 feet; thence South 53° 51' West 584.29 feet; thence South 20° 31' East 107.66 feet; thence along a curve to the left having a radius of 140.00 feet and a central angle of 49° 35' a distance of 121.15 feet; thence South 52° 06' East 202.14 feet; and thence North 53° 51' East; 606.42 feet to the actual point of beginning.

Being a portion of the SW¼ of Section 6, T.25N., R.17E., MDB&M, Lassen County, California and containing 5.7 acres, more or less.

TOGETHER WITH a non-exclusive easement and right of way for ingress and egress and public utilities purposes, 60.00 feet in width, the Western line of which is described as follows:

Beginning at the SE corner of Lot 6 described above and running thence along the East line of said Lot 6 and the Northerly extension thereof North 00° 22' West 767.11 feet; thence North 36° 09' West 949.87 feet to the termination of said easement.

Dated May 28, 1968

Hollis Lasater  
HOLLIS LASATER

STATE OF CALIFORNIA }  
COUNTY OF LASSEN } SS.

On May 28, 1968 before me, the undersigned, a Notary Public in and for said State, personally appeared  
HOLLIS LASATER and  
AUDENE V. LASATER,  
husband and wife,

Audene V. Lasater  
AUDENE V. LASATER

known to me to be the person whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

Signature Stanley D. Arnold  
STANLEY D. ARNOLD  
Name (Typed or Printed)



(This area for official notarial seal)

Title Order No. \_\_\_\_\_ Escrow or Loan No. \_\_\_\_\_

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECEIVED

JUN 25 2020

# TROVER

CONSTRUCTION PROJECT MANAGEMENT

LASSEN COUNTY DEPARTMENT OF  
PLANNING AND BUILDING SERVICES

Date: 6/18/2020

To: County of Lassen  
Department of Planning and Building Services  
707 Nevada Street, Suite 5  
Susanville, Ca 96130-2912  
Attn: Maurice L. Anderson, Director  
Stefano M. Richichi, Senior Planner

Subject: RE: Use Permit #2020-002 (Assessor Parcel Number 141-060-35)

Maurice and Stefano,

Please allow the following to be Long Valley Charter School's response to the hold letter dated June 8<sup>th</sup> 2020;

**1. Authority for Application**

Long Valley School District no longer exists. Per the attached letter dated May 12<sup>th</sup> 1986, the California State Board of Education adopted a resolution merging the Herlong and Long Valley School Districts as well as a portion of the Lassen Union High School District into the Fort Sage School District (See attached). It appears changing ownership on the property was missed in the merger. We are currently working on having the issue rectified however it may make sense to wait until Long Valley Charter School (LVCS) closes on the purchase of the property so all documents are recorded at the same time. As this process may take time and the ownership of the property is clear, LVCS requests that the County proceed with the application and if there are concerns, make verifying title a condition of approval.

The signature on the application was digital and might have been lost between programs or emails. The application has been saved in a different manner that should eliminate that issue. Attached please find a copy signed by LVCS Director, Sherri Morgan and an authorization letter for the application from Fort Sage Superintendent Christopher Bonn. Both Sherri and Christopher are authorized to apply or authorize the application and are not required to receive board approval.

**2. Parking**

The main onsite parking in front of the school shall be paved and striped. The optional overflow parking in the rear shall be gravel and unstriped.

LVCS has provided more than the required parking per code. LVCS currently utilizes one 960 sf modular for high school instruction, has 20 employees on site and will have one section of bleachers in the gym that is approximately 307 sf (3 rows of seating



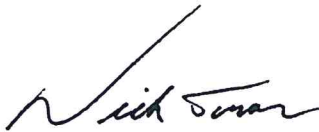
roughly 74'6" x 4'-1.5"). There is no other seating in an assembly area on the campus. Please see calculations below;

Elementary and Junior High –	18 employees x 1.5 =	27 Spaces
	307 sf seating area / 42 sf =	7.3 Spaces
High School -	2 employees x 1.5 =	3 Spaces
	960 sf classroom area / 250 sf =	3.8 Spaces
<hr/>		
Total Spaces Required		41.1 Spaces

**3. Project Description/Plot Plan**

The described improvements should be included. The application has been revised to account for them. Dimensions have been included in the revised site plan for the buildings as well as site setbacks. Although the hours stated in the application will cover the vast majority of operations, LVCS will likely have evening or weekend events such as dances, sporting events or other events from time to time. If those were to be included, special events could occur any day of the week from 7am, to 11pm.

Should you have any questions or require any additional information, please feel free to contact me,



Nick Trover  
Principal  
Trover Construction Project Management  
530-519-7132  
[nicktrover@trovercpm.com](mailto:nicktrover@trovercpm.com)

JUN 25 2020



# USE PERMIT APPLICATION

FILING FEE: CLASS 1 \$742; CLASS 2 \$1,350; CLASS 3 \$1,350

and ENVIRONMENTAL HEALTH FEE: \$85

DEPARTMENT OF PLANNING AND BUILDING SERVICES LASSEN COUNTY DEPARTMENT OF

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

(530) 251-8269 · (530) 251-8373 (fax)

www.co.lassen.ca.us

PLANNING AND BUILDING SERVICE

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#2020-002

<b>Property Owner/s</b>	<b>Attn: Dr. Christopher Bonn</b>	<b>Property Owner/s</b>
Name: <b>Fort Sage Unified District</b>		Name:
Mailing Address: <b>PO BOX 35</b>		Mailing Address:
City, ST, Zip: <b>Herlong, CA 96113</b>		City, ST, Zip:
Telephone: <b>(530) 827-2129</b>	Fax: <b>(530) 827-3239</b>	Telephone: Fax:
Email: <b>cbonn@fortsage.org</b>		Email:

<b>Applicant/Authorized Representative*</b>	<b>Agent (Land Surveyor/Engineer/Consultant)</b>
Same as above: <input type="checkbox"/>	Correspondence also sent to: <input checked="" type="checkbox"/>
Name: <b>Sherri Morgan</b>	Name: <b>Nick Trover</b>
Mailing Address: <b>436-965 Susan Dr</b>	Mailing Address: <b>974 Forest Ave</b>
City, ST, Zip: <b>Doyle, CA, 96109</b>	City, ST, Zip: <b>Chico CA, 95928</b>
Telephone: <b>(530) 827- 2395</b>	Fax: <b>(530) 827-3562</b>
Email: <b>smorgan@longvalleycs.org</b>	Telephone: <b>(530) 519-7132</b> Fax: License #:
	Email: <b>nicktrover@trovercpm.com</b>

<b>Project Address or Specific Location:</b> <b>436-965 Susan Dr, Doyle CA 96109</b>			
<b>Deed Reference: Book:</b> <b>222</b>	<b>Page:</b> <b>656</b>	<b>Year:</b> <b>07/12/1961</b>	<b>Doc#:</b> <b>137</b>
<b>Zoning:</b> <b>AGRICULTURAL</b>		<b>General Plan Designation:</b>	
<b>Parcel Size (acreage):</b> <b>5.700</b>		<b>Section:</b> <b>6</b>	<b>Township:</b> <b>25N</b> <b>Range:</b> <b>17E</b>

<b>Assessor's Parcel Number(s):</b> <b>141-060 - 35 - 11</b>	- -	- -
- -	- -	- -

<b>Project Description:</b> Existing infrastructure to be updated and brought into ADA compliance. Construction of a new approximately 6000 sf gymnasium/multipurpose building. Parking resurfacing and general site improvements. Removal/replacement of outdated modulars. Removal of existing garage/storage site. Possible future expansion with 2 - 24x48 modular classrooms. Relocation on the playground area.
---

<b>SIGNATURE OF PROPERTY OWNER(S): I HEREBY ACKNOWLEDGE THAT:</b> 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.	<b>*SIGNATURE OF APPLICANT/AUTHORIZED REPRESENTATIVE</b> (Representative may sign application on behalf of the property owner only if Letter of Authorization from the owner/s is provided).
Date:	Date: 5/13/20
Date:	Date:

See associated process form for required attachments and instructions.



# USE PERMIT PROJECT DETAIL SUPPLEMENT

DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

(530) 251-8269 · (530) 251-8373 (fax)

www.co.lassen.ca.us

RECEIVED

JUN 25 2020

LASSEN COUNTY DEPARTMENT OF  
PLANNING AND BUILDING SERVICES

FILE NO. \_\_\_\_\_

Form must be typed or printed clearly in black or blue ink. This supplement consists of three pages.

Please complete the following application supplement and attach to the Use Permit Application. Answer all questions that are related to the proposed use.

1. Proposed timeframe for the project and completion of each major phase (i.e., when structures and improvements will be completed): Project is planned to start late Spring 2021 and completed end of Summer 2021.  
All phases of the project will run concurrently. If needed a further breakdown of project scope can be provided.

2. Existing use of property: Site is currently occupied by Long Valley Charter School, operating as a K-12 institution.

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

North: Residential

South: Residential

East: Open, undeveloped lot

West: Residential separated by road (Lasater Ct)

4. Hours of proposed operation: 7 to 4 Days of operation: 5

5. Number of shifts: 1 Number of employees: Varying up to 20

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

7. Number of visitors/customers: Varying per day Varying 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 NA

100 feet NA

Property Line NA

9. Describe existing structures and improvements to be used in conjunction with the proposed use, including their floor area: Main building is aprox 6840 sf. There are 5 additional modulars and a aprox 1440 sf garage building (slated for removal). New structures include an aprox 6000 sf gymnasium and updating of modulars.  
Site improvements and upgrades are designed to optimize property as a functioning educational institution.

10. Maximum height (in feet) of existing structures: Aprox 20'

11. Maximum height (in feet) of proposed structures: Aprox 35'



12. Describe any existing structures to be removed: Aprox 1440 sf garage building to be removed.
13. Describe proposed structures and improvements (e.g., buildings, parking, roads, and sewer services, etc.). Please include dimensions and floor area: New Aprx 6000 sf gymnasium. Parking Lot upgrades. Upgrading of modulars. Existing buildings to be updated to meet ADA requirements. Updated exterior treatments to existing buildings to create uniformity on site. Relocate playground, new toilet building, future classroom modulars.
14. Describe the topography and physical environment at and surrounding the project site: \_\_\_\_\_  
Site is in Eastern Sierras in high elevated desert at an elevation of 4400'. It is not located in a flood plane.
15. Describe proposed exterior lighting, including location (attach lighting diagram if applicable): \_\_\_\_\_  
Lighting plan will be designed to county code and within reason will not impede or affect neighboring properties.
16. Will the project include or result in grading, including anticipated grading at project buildout?  
☐ Yes ☒ No If yes, approximate total surface area to be disturbed by site grading: \_\_\_\_\_ sq. ft. or \_\_\_\_\_ acres  
Quantity of cut: \_\_\_\_\_ cubic yards Quantity of fill: \_\_\_\_\_ cubic yards
17. Percentage of site to be covered by impervious surfaces (e.g., roads, driveways, and structures), including estimated impervious surfaces at project buildout: 0.02% Aprox 5000 sf
18. Number of existing parking spaces: 19 employee NA customer  
Number of proposed parking spaces: 79 employee NA customer  
Describe surfacing of parking area: Paved and striped main parking, gravel overflow parking in rear.  
Please attach a parking plan showing existing and proposed parking facilities.  
\*\*\*See Attached File LVCS Proposed Site Improvements
19. Please attach a detailed plot plan, drawn to scale, showing all existing and proposed improvements.  
\*\*\*See Attached File LVCS Proposed Site Improvements
20. For commercial, industrial and institutional developments, please attach a landscaping plan.  
\*\*\*Landscaping to remain as is
21. Please indicate how the following services will be provided to serve the project, including name of the service provider:
- |               |   |   |
|---------------|---|---|
| Electricity:  | <u>Plumas-Sierra Rural Electric Co-op: Existing</u>   | Underground <input type="checkbox"/> Overhead <input checked="" type="checkbox"/> |
| Telephone:    | <u>TBD-Existing</u>   | Underground <input type="checkbox"/> Overhead <input checked="" type="checkbox"/> |
| Water Supply: | Existing Well <input checked="" type="checkbox"/> New Well(s) <input type="checkbox"/> Community Water <input type="checkbox"/> |   |
|               | Other <input type="checkbox"/> _____  |   |
- 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 \*\*\*Existing system

**Solid Waste Disposal:** C&S Waste: Existing

**LP/Natural Gas:** TBD: Existing

**If an extension of utility lines is necessary, indicate which services and the distance of the extension:** \_\_\_\_\_

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

**High School:** Fort Sage Unified School District

**Elementary School:** Fort Sage Unified School District

**Fire Protection:** Doyle Fire Protection District: Lassen County

**Community Services District:** NA

**Water:** Individual well

**Sewer:** Individual septic system

**Other:** NA

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

---

---

---

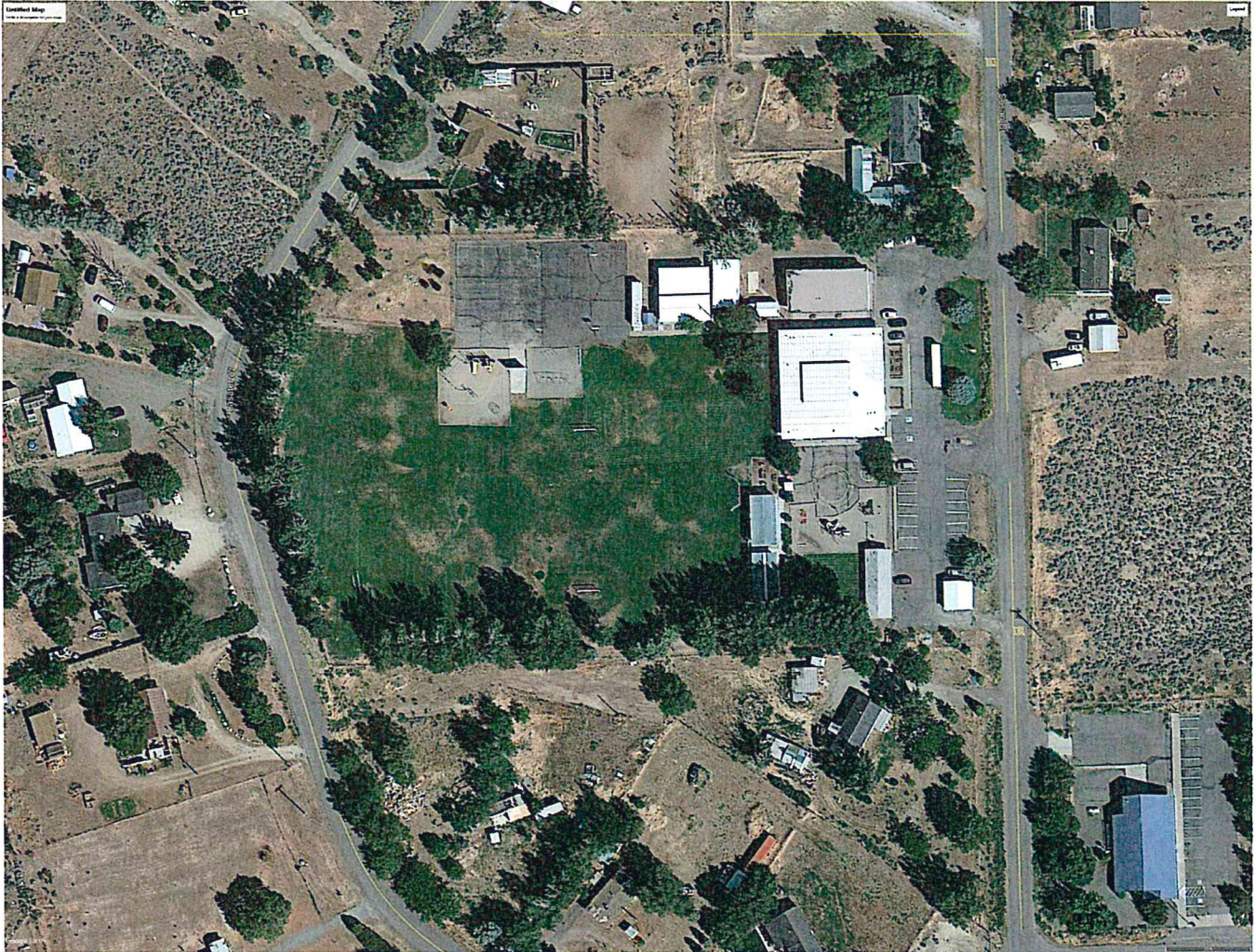


RECEIVED

JUN 25 2020

LASSEN COUNTY DEPARTMENT OF  
PLANNING AND BUILDING SERVICES

### Existing Overhead Site Plan

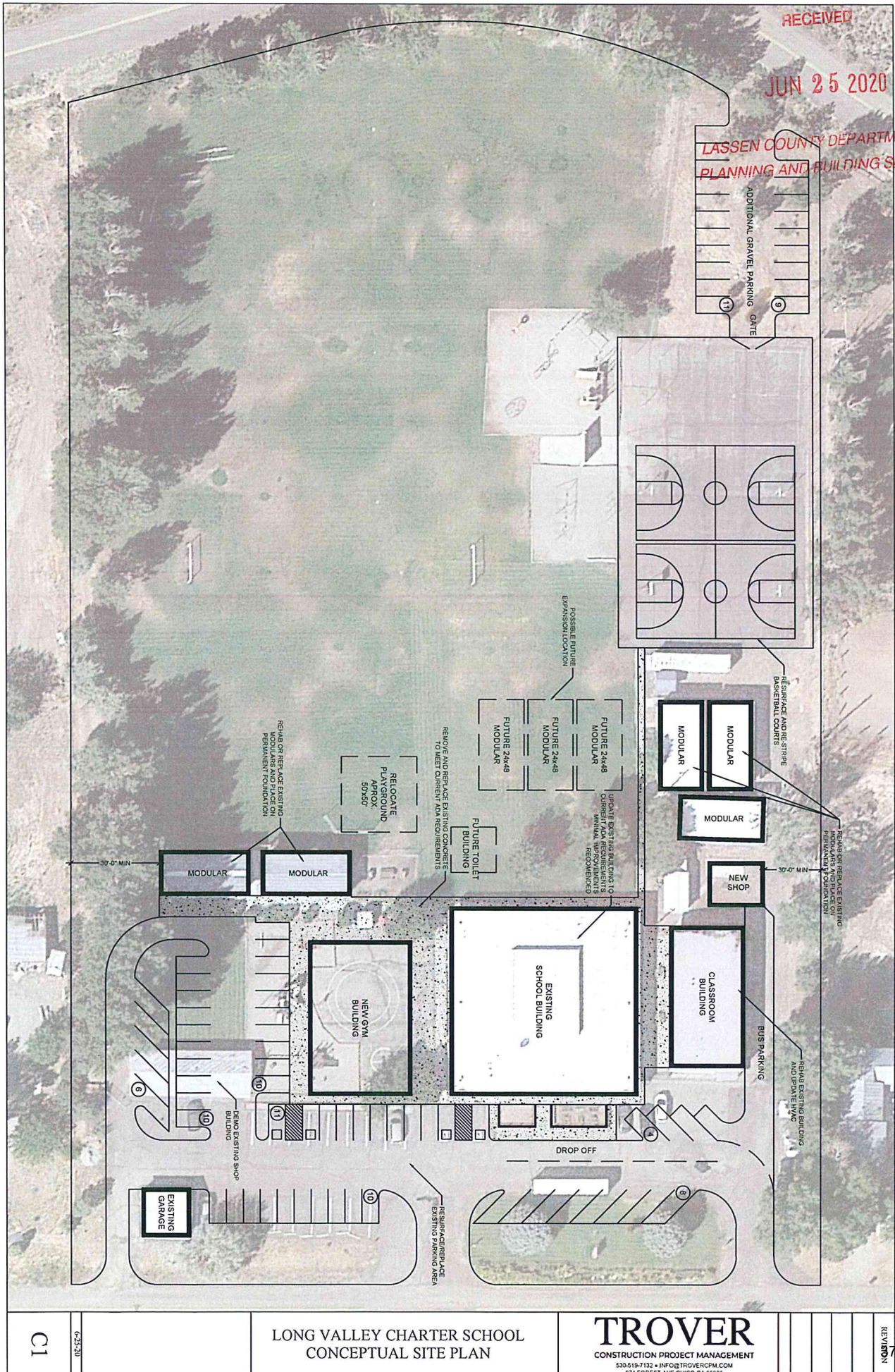




RECEIVED

JUN 25 2020

LASSEN COUNTY DEPARTMENT OF  
PLANNING AND BUILDING SERVICES



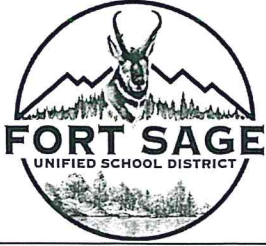
C1

6-23-20

LONG VALLEY CHARTER SCHOOL  
CONCEPTUAL SITE PLAN

**TROVER**  
CONSTRUCTION PROJECT MANAGEMENT  
530-519-7132 • INFO@TROVERCPM.COM  
874 FOREST AVE CHICO CA 95928

REVISION



*Fort Sage Unified School District  
100 D.S. Hall Street  
P.O. Box 35  
Herlong, CA 96113  
(530) 827-2129 Fax (530) 827-3239  
Dr. Christopher Bonn, Superintendent  
Michelle Beckett, Executive Secretary*

RECEIVED

JUN 25 2020

LASSEN COUNTY DEPARTMENT OF  
PLANNING AND BUILDING SERVICES

April 12, 2020

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

To whom it concerns:

Fort Sage Unified School District is granting permission for Long Valley Charter School (LVCS) to apply for a County Use Permit on the property owned by FSUSD, APN 141-060-35-11

Respectfully,

Christopher Bonn, Ed.D



## CALIFORNIA STATE BOARD OF EDUCATION

721 CAPITOL MALL  
SACRAMENTO, CA 95814-4785

RECEIVED

JUN 25 2020



May 12, 1986

LASSEN COUNTY DEPARTMENT OF  
PLANNING AND BUILDING SERVICES

William P. Gillaspie, Superintendent  
Office of the Lassen County  
Superintendent of Schools  
720 Richmond Road  
Susanville, CA 96130

Dear Superintendent Gillaspie:

At its May 9, 1986 meeting, the State Board of Education adopted the following resolution approving an election be held on November 4, 1986, in the territory described in the petition for the formation of a new unified district from the existing Herlong and Long Valley Elementary School Districts and that portion of the Lassen Union High School District:

CALIFORNIA STATE BOARD OF EDUCATION  
Resolution No. 86-8

RESOLVED, that under the authority of Education Code Section 35754, the proposal to form a new unified district along the existing boundaries of the Herlong and Long Valley Elementary School Districts and that portion of the Lassen Union High School District which was filed with the Lassen County Superintendent of Schools on or about July 18, 1985, pursuant to Education Code Section 35721 be, and the same is hereby approved; and be it

RESOLVED further, that the Lassen County Superintendent of Schools be instructed to call an election on November 4, 1986, in the territory described in the petition; and be it

RESOLVED further, that the Secretary of the State Board notify, on behalf of said Board, the County Superintendent of Lassen County of the action taken by the State Board of Education.

This will serve as official notification of the above action of the State Board of Education.

Sincerely,

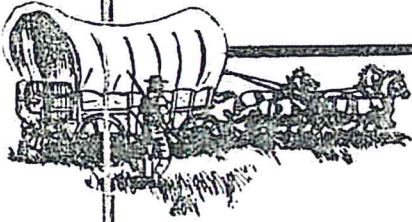
ELLIS BOWMAN  
Executive Director

cc: Herlong Elementary Superintendent Leonard Shipley  
Long Valley Elementary Superintendent/Principal Charles Boice  
Lassen Union High School Superintendent Marshall D. Leve, Jr.

**OFFICE OF THE LASSEN COUNTY SUPERINTENDENT OF SCHOOLS**

720 Richmond Road Susanville, California 96130

Telephone (916) 257-2196



WILLIAM P. GILLASPIE, Superintendent

November 6, 1986

The Honorable  
Lassen County Board of Supervisors  
Courthouse Annex  
Susanville, CA 96130

Gentlemen:

You will be certifying the results of the election held November 4 during which a new school district proposal was passed by the voters in the Southern section of Lassen County. The Herlong and Long Valley Elementary School Districts and that portion of Lassen Union High School District located within those two elementary school districts will become a unified district.

The proposal to form the new district was approved by the Lassen County Committee on School District Organization on January 30, 1986.

The proposal was submitted to the State Board of Education and it was approved by that board on May 9, 1986.

Enclosed is a copy of the proposal, a map of the new district, and a property description.

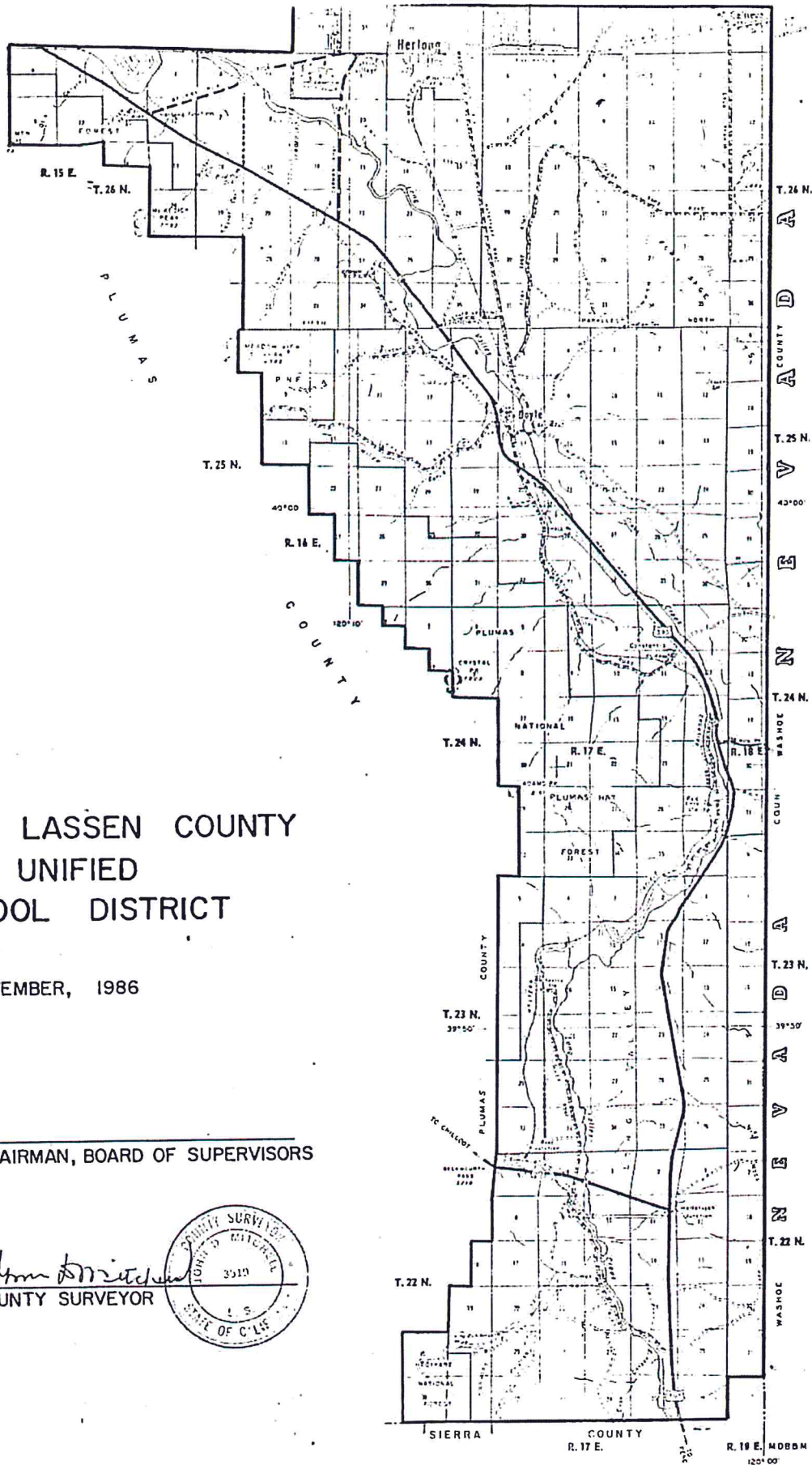
Please let us know if you need further information.

Sincerely yours,

  
WILLIAM P. GILLASPIE  
Lassen County Superintendent of Schools

WPG:mb

Enc.



# SOUTHERN LASSEN COUNTY UNIFIED SCHOOL DISTRICT

NOVEMBER, 1986

APPROVED: \_\_\_\_\_  
CHAIRMAN, BOARD OF SUPERVISORS

*John Mitchell*  
COUNTY SURVEYOR

