

TABLE OF CONTENTS

PLANNING COMMISSION MEETING  
May 7, 2024

FILE NUMBER:	UP 2023-004
PROPERTY OWNER:	Thomas & Andrea Traphagan
APPLICANT:	Scott Rubright
TYPE OF APPLICATION:	Use Permit

Staff Report.....001

Vicinity Map and Site Map.....005

Draft Approving Resolution .....007

    Conditions of Approval.....009

Technical Review Memos.....011

Application.....028

LASSEN COUNTY PLANNING COMMISSION  
STAFF REPORT  
May 7, 2024

FILE NUMBER:	UP #2023-004
APPLICANT:	Thomas & Andrea Traphagan
TYPE OF APPLICATION:	Use Permit
GENERAL LOCATION:	Stones Landing, Eagle Lake, CA
ASSESSOR'S PARCEL NUMBERS:	065-190-009 & 065-190-025
ZONING:	C-T (Town Service District) & C-T-D (Town Service Design Combining District)
GENERAL PLAN:	"Potential Commercial," per the <i>Eagle Lake Area Plan, 1982</i>
APPEAL:	Lassen County Code Section 18.112.050 states that "any person not satisfied with the action of the planning commission... may, within ten days of the notice of the commission's action, appeal in writing to the board of supervisors."
ENVIRONMENTAL DOCUMENT:	Exempt from CEQA review pursuant to Sections 15061(b)(3) and 15162 of the Guidelines
ASSIGNED STAFF:	Nancy McAllister, Senior Planner

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AUTHORITY FOR APPLICATION:

Use Permit Provision, Lassen County Code Section 18.112 et seq. established regulations  
Uses Allowed by Use Permit in C-T District, Lassen County Code Section 18.34.040(3)

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REGULATING AGENCIES:

<u>Agency</u>	<u>Identified Permits/Approvals</u>
Planning Commission	Use Permit
Planning and Building Services	Building Permits
Lahontan Division of Drinking Services	Water Sources (e.g., wells, tanks)
Environmental Health	Sewage Disposal Permits or Approvals (if necessary)
Lahontan Regional Water Quality Control Board	
California Department of Housing and Community Development	
Stones Bengard CSD	Connection to Sewage Disposal System

PROJECT DESCRIPTION: The applicant is proposing to separate an existing use permit for a recreational vehicle (RV) park, that involves three different assessor parcels, into a new use permit involving the subject parcels only. If approved, this proposed use permit would replace the existing use permit (UP #1999-61). The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) and 15162 of the CEQA Guidelines, as this is an existing approved recreational vehicle park.

**BACKGROUND:** The existing RV Park was permitted under Use Permit #7-03-86, #3-01-87, #10-01-89, #1999-3, superseded by UP #1999-61, allowing for a total of 114 spaces. The underlying parcels were subsequently sold at tax sale to two different property owners who are seeking to separate the existing use permit into two use permits.

**PROJECT SITE CHARACTERISTICS:** The project site is located at 509-625 and 509-700 Stones Road, Susanville, CA 96130 (APNs 065-190-009 and 065-190-025), approximately 30 miles north of Susanville. According to the applicant, currently in the portion of the RV park on the subject parcels are 18 recreational vehicle spaces with full hook-ups, and 19 full hook-up spaces for park-model type manufactured homes. The applicant is proposing an additional 18 full hook-up spaces, the development of which was previously approved under the existing use permit. The subject parcel west of Stones Road (APN 065-190-025) is 8.13 acres and is zoned C-T-D (Town Service Design Combining District). The subject parcel east of Stones Road (APN 065-190-009) is 3.84 acres and is zoned C-T (Town Service District). The Land Use Designation of both parcels is “Potential Commercial” per the *Eagle Lake Area Plan, 1982*. The subject parcels are in the State Responsibility Area (SRA) for fire protection (“High” Fire Hazard Severity Zone) and are located within the Federal Emergency Management Agency (FEMA) Flood Zone “X”, which is not part of the 100-year flood zone as described by FEMA.

**ACCESS/REQUIREMENTS:** Access to the project site is from Stones Road. The Department of Public Works did not recommend conditions during the Technical Review Period. Necessary encroachment permits are existing and work has been completed.

**SURROUNDING PROPERTY CHARACTERISTICS AND ZONING:** Parcels in the vicinity consist of agricultural residential parcels to the north, northeast, east, southeast, south, west, and northwest, and an agricultural parcel to the southwest:

	<b>Zoning</b>	<b>Parcel Size</b> (acres)	<b>Land Use Designation</b> ( <i>Eagle Lake Area Plan, 1982</i> and <i>Lassen County General Plan, 2000</i> )
<b>North</b>	C-T-D* & C-T**	0.33-13.77	“Potential Commercial”
<b>East</b>	C-T**, O-C-B***, & O-S****	3-6.97 (& Eagle Lake)	“Potential Commercial” & “Lake/Water Habitat – Moderate Sensitivities”
<b>South</b>	O-C-B**** & R-1-D*****	3 & 1.28	“Potential Commercial” & “Existing Residential”
<b>West</b>	C-T-D* & O-S****	2.4 & 240	“Potential Commercial” & “Wildlife Habitat & Natural Resource Conservation Areas – Moderate Environmental

			Sensitivities”
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\*C-T-D (Town Service Design Combining District)  
 \*\*C-T (Town Service District)  
 \*\*\*O-C-B (Public Campground/Boating/Beach District)  
 \*\*\*\*O-S (Open Space District)  
 \*\*\*\*\*R-1-D (Single-Family Residential Design Combining District)

**ZONING:** The subject parcels are zoned C-T (Town Service District) and C-T-D (Town Service Design Combining District). Lassen County Code Section 18.34.040(3) allows for “recreational vehicle parks” by use permit in the C-T zoning district.

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

*V-13-B Commercial.*

*Policy:*

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

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

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

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

*Implementation:*

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

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



## LOCAL GOVERNMENTAL SERVICES:

- Fire protection is provided by the Stones Bendgard CSD
- Police protection is provided by the Lassen County Sheriff's Department
- Susanville Elementary School District
- Lassen Union High School District
- Stones Bendgard Community Services District
- Lassen Municipal Utilities District

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

### 18.112.035 Planning commission review of applications.

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

### 18.112.100 Mandatory findings.

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

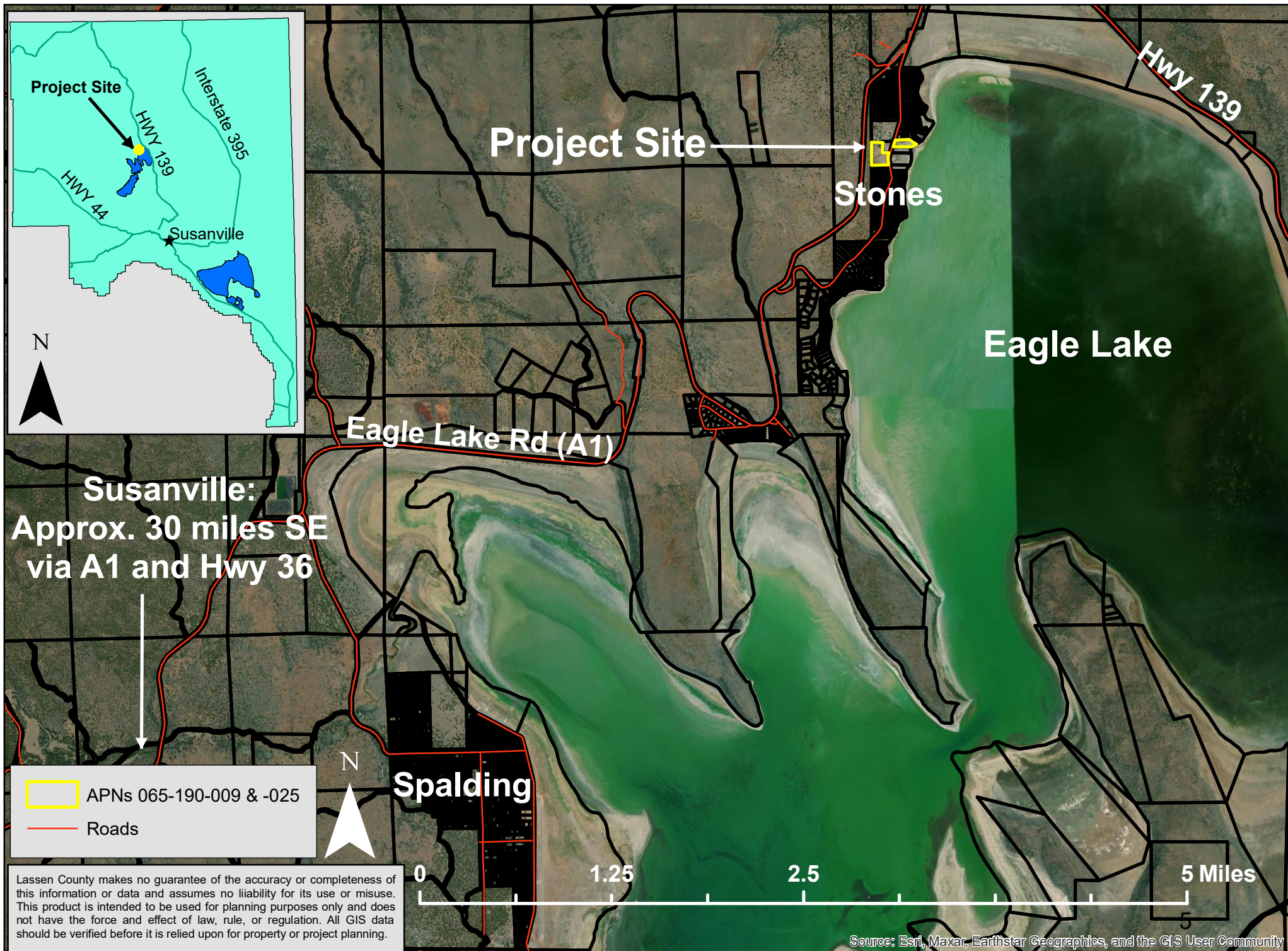
*(1) That the project will or will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the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

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

ENVIRONMENTAL DOCUMENT: The Environmental Review Officer of Lassen County has determined that this project is exempt from California Environmental Quality Act (CEQA) under Sections 15061(b)(3) and 15162 of the CEQA Guidelines.

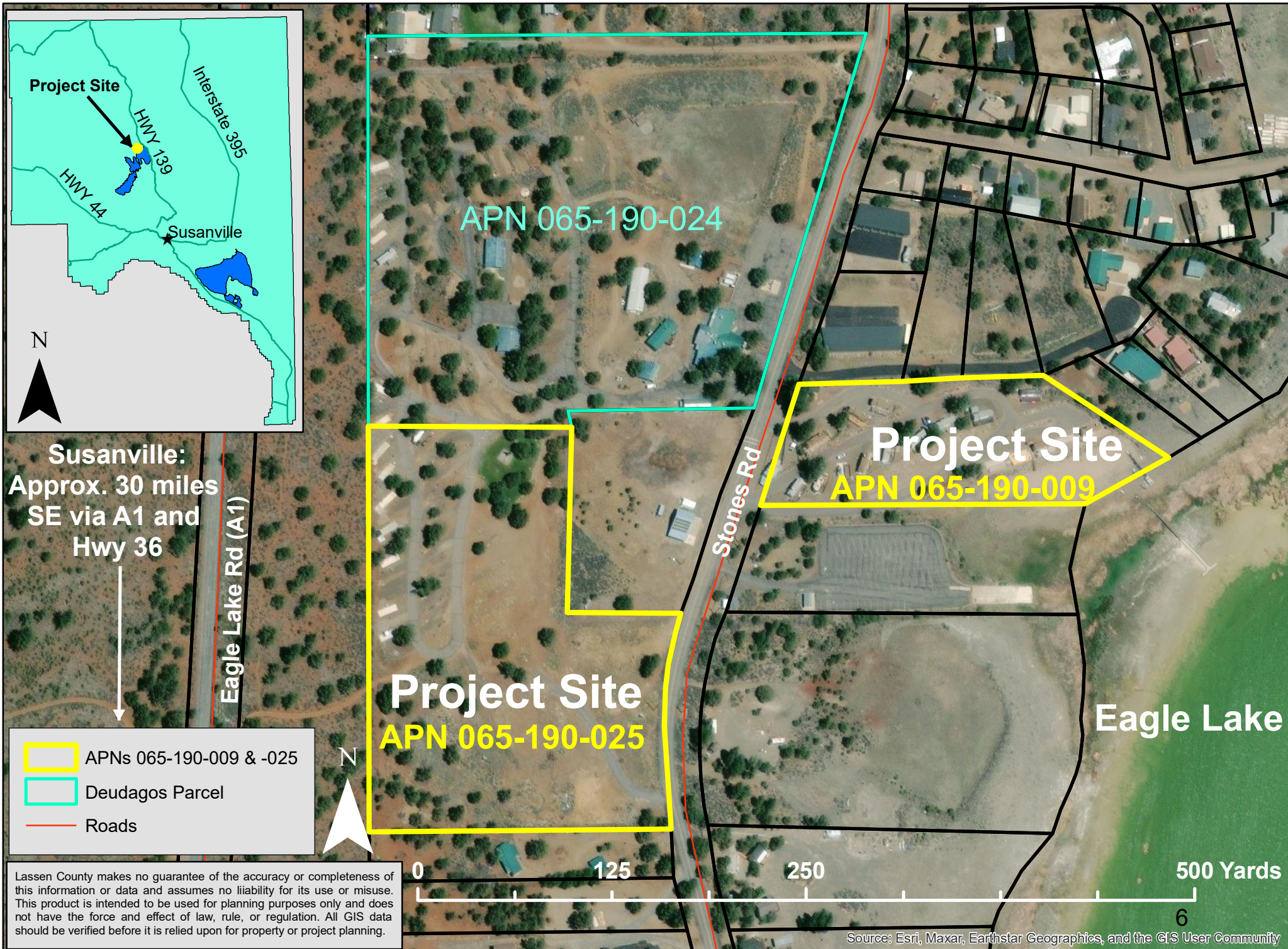
FINDINGS and/or RECOMMENDATIONS BY THE TECHNICAL REVIEW COMMITTEE: This project was sent out for comment to the Technical Review Committee, which includes the Lassen County Surveyor, Environmental Health Division, Department of Public Works, Assessor's Office, and Fire Warden. Recommended findings and conditions for consideration by the Planning Commission. The recommended findings and conditions can be found in the memos received from this group, attached to this staff report. In addition, the recommended conditions can be found in Exhibit "A" of a draft resolution that is included in this packet.

# Use Permit #2023-004, Traphagan





# Use Permit #2023-004, Traphagan



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

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION APPROVING  
USE PERMIT APPLICATION #2023-004, TRAPHAGAN

WHEREAS, the Planning Commission of Lassen County, after due notice and a public hearing conducted May 7, 2024, has considered Use Permit Application #2023-004 filed by Thomas and Andrea Traphagan (property owners) to separate and replace existing Use Permit #1999-61 with a new use permit to allow continued use of a recreational vehicle park on APNs 065-190-009 and 065-190-025, with 18 full hook-up RV spaces and 19 full hook-up spaces for park-model type manufactured homes, and buildout of 18 previously approved full hook-up spaces; and

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

WHEREAS, the Environmental Review Officer has determined that this project is exempt from California Environmental Quality Act (CEQA) under Sections 15061(b)(3) and 15162 of the CEQA Guidelines.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Planning Commission finds as follows:
  - a. That the proposed project is consistent with the *Lassen County General Plan, 2000*, Lassen County Code Chapter 18.34, and the provisions of Lassen County Code Chapter 18.112, which establish the regulations regarding the issuance of Use Permits.
  - b. That the project, as conditioned, will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or to the general welfare.
3. The Lassen County Planning Commission hereby adopts the Technical Review Committee findings and conditions contained in the memorandum provided by Maurice Anderson for the May 7, 2024, Planning Commission meeting.
4. The Planning Commission hereby concurs with the Environmental Review Officer that the project qualifies for exemption, pursuant to Sections 15061(b)(3) and 15162 of the CEQA Guidelines.
5. The Lassen County Planning Commission hereby approves Use Permit #2024-004, Traphagan, subject to the conditions of approval set forth in Exhibit "A" attached hereto.

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

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the 7<sup>th</sup> day of May, 2024, 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 FOR  
USE PERMIT #2023-004, TRAPHAGAN

1. Noncompliance with any of the following use permit conditions or demonstration of any use not allowed by this use permit shall constitute grounds for revocation of the use permit, pursuant to Lassen County Code Section 18.112.060.
2. The use permit shall be granted for the use described herein and as approved by the Planning Commission. Revisions and/or expansions of the project, considered to be substantial by the Department of Planning and Building Services, will require a new use permit, subject to the approval of the Planning Commission.
3. The conditions specified within this use permit shall supersede all those conditions within Use Permit #1999-61.
4. In the event that the approval of this use permit is legally challenged on the grounds including, but not limited to, CEQA compliance and/or General Plan consistency or adequacy, the County will promptly notify the applicant of any claim, action or proceeding, and the County will cooperate fully in the defense of the matter. Once notified that a claim, action or proceeding has been filed to attack, set aside, void or annul an approval by the Planning Commission or the Board of Supervisors concerning this use permit, the applicant agrees to defend, indemnify and hold harmless the County and its agents, officers and employees.

**Pre-operational Conditions**

**(Must be satisfied before issuance of the Authorization to Operate)**

5. The Permittee shall obtain all applicable permits and/or approvals from the following: Lahontan Regional Water Quality Control Board, Lassen County Environmental Health Division, Lassen County Department of Public Works, County Fire Warden, and the California Department of Housing and Community Development. A copy of all approvals by State agencies for this project shall be submitted to the Lassen County Department. If no permits are required by any of the above, the applicant shall submit a letter from the applicable agency or department stating such, prior to issuance of the Authorization to Operate.
6. All lighting, exterior and interior, shall be designed and located so as to confine direct lighting to the premises. A light source shall not shine upon or illuminate directly on any surface other than the area required to be lighted. No lighting shall be of the type or in a location so as to constitute a hazard to vehicular traffic, either on private property or on abutting streets.
7. Any outdoor storage shall be contained within a sight-obscuring fence.
8. The fire hydrant type and spacing, water storage facilities, and flow rates shall conform to County Fire Warden and local fire district specifications.

9. Permittee shall obtain a “will serve” letter from the Stones-Bengard Community Services District stating they will provide sewage services for the RV park. A copy of this letter shall be submitted to the Lassen County Department of Planning and Building Services.
10. Permittee shall demonstrate sufficient water access and proper sewage disposal capabilities to the satisfaction of the Director of the Department of Planning and Building Services.
11. The applicant shall submit a complete set of plans for each phase of the project, including plans for the removal of vegetation, to the Department of Planning and Building Services, Planning Division, for design review and approval prior to commencement of any construction on the subject property.
12. The applicant shall enter into an Indemnification Agreement in accordance with Lassen County Code Section 1.35.020.

**Operational Conditions**

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

13. Permittee shall not exceed those acceptable noise levels specified in the Lassen County Noise Ordinance, Lassen County Code Chapter 9.65.
14. Any added signage shall comply with the provisions of Lassen County Code Chapter 18.106.
15. No trees shall be removed from the project site, in order to minimize disruption to natural vegetation, in accordance with the *Eagle Lake Area Plan, 1982*.
16. All future utility connections shall be placed underground unless approved by the Planning Commission or Board of Supervisors through an amendment to this use permit.
17. All recreational vehicles (RVs) and/or park models visiting or located on the project site shall be properly registered and in operable condition or shall be subject to abatement in accordance with Lassen County Code Chapter 1.19.
18. Permittee must stay current with all California Department of Housing and Community Development requirements and fees for an active park.
19. In the event that any archaeological or cultural resources are discovered during construction or any ground disturbing activities in association with this project, such work is to be halted in the immediate area of the discovery until a qualified archaeologist, who shall be retained at the project proponent’s expense, is consulted to assess the find’s significance and recommend appropriate mitigation measures. The project proponent shall implement any mitigation measures recommended by the archaeologist to reduce potentially significant impacts cultural resources to a less than significant level.
20. Should APNs 065-190-025 and 065-190-009 be sold separately and come under separate ownership, this use permit shall be considered null and void and new, separate use permits must be obtained by the respective owners to continue the use.





County of Lassen  
Department of Planning and Building Services

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

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

April 29, 2024

Zoning and Building  
Inspection Requests  
Phone: 530 257-5263

TO: Maurice L. Anderson, Director   
FROM: Nancy McAllister, Senior Planner   
RE: Use Permit #2023-004, Traphagan

**Project Description:**

The applicant is proposing to separate an existing use permit for a recreational vehicle (RV) park, that involves three different assessor parcels, into a new use permit involving the subject parcels only. If approved, this proposed use permit would replace the existing use permit (UP #1999-61). Currently in the portion of the RV park on the subject parcels are 18 recreational vehicle spaces with full hook-ups, and 19 full hook-up spaces for park-model type manufactured homes. The applicant is proposing an additional 18 full hook-up spaces, the development of which was previously approved under the existing use permit. The subject parcel west of Stones Road (APN 065-190-025) is 8.13 acres and is zoned C-T-D (Town Service Design Combining District). The parcel to the east of Stones Road (APN 065-190-009) is 3.84 acres and is zoned C-T (Town Service District). The Land Use Designation is "Potential Commercial" per the *Eagle Lake Area Plan, 1982*. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) and 15162 of the CEQA Guidelines, as this is an existing approved recreational vehicle park. The project site is located at 509-625 and 509-700 Stones Road, Susanville, CA 96130. APNs: 065-190-025 and 065-190-009. Staff Contact: Nancy McAllister, Senior Planner

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

1. The applicant submitted Use Permit Application #2023-004, proposing to separate the portion of an existing RV park use permit (UPs #7-03-86, #3-01-87, #10-01-89, #1999-3, superseded by UP #1999-61) under their ownership into its own use permit, to allow continued operation of an existing 37-space recreational vehicle park, including 18 RV spaces and 19 spaces for park-model type manufactured homes, all with full hook-ups, and future operation of 18 previously approved full hook-up spaces, which have not yet been developed.



2. The project site is located at 509-625 and 509-700 Stones Road, Susanville, CA 96130, Assessor's Parcel Numbers 065-190-025 and 065-190-009.
3. The subject parcel west of Stones Road (APN 065-190-025) is zoned C-T-D (Town Service Design Combining District), the subject parcel to the east of Stones Road (APN 065-190-009) is 3.84 acres and is zoned C-T (Town Service District), and both have a General Plan land use designation of "Potential Commercial" per the *Eagle Lake Area Plan, 1982*.
4. Lassen County Code Section 18.34.040(3) allows for a "recreational vehicle park" by use permit in the C-T zoning district and the full existing park was permitted under Use Permit #1999-61.
5. The subject parcel is not within the 100-year flood zone as described by the Federal Emergency Management Agency (FEMA).
6. If approved, all conditions of existing UP #1999-61, determined to be applicable to this project, would remain in full force and effect.
7. The following goals, policies, and implementation measures best inform the project's consistency with the *Lassen County General Plan, 2000*, as amended by the *Eagle Lake Area Plan, 1982*:

**Eagle Lake Area Plan, 1982**

**III. GOALS AND OBJECTIVES**

**LAND USE / GROWTH / DEVELOPMENT**

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

**SOCIAL / CULTURAL**

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

## ***V. POLICY/IMPLEMENTATION***

### ***V-12 RECREATION***

#### ***Policy:***

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

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

### ***V-13 COMMUNITY LAND USE***

#### ***V-13-A Residential***

#### ***Policy:***

- 4. The design and appearance of structures, appurtenances, landscaping and other improvements associated with residential development shall be visually compatible with the individual building site, as a part of the residential development project, and the general environmental setting of the area.*
- 5. Minimize disruption of native vegetation and soils - all roads, bridges, retaining walls, structures and utility corridors to be constructed with a minimum impact on the natural vegetation. All disturbed lands to be revegetated and/or mechanically stabilized with natural appearing materials compatible to the setting.*
- 6. Individual lot landscaping shall be compatible with the setting and comply with the State Fire Safe Guides of 1980.*
- 7. Residential development shall comply with the fire safe provisions of the Public Safety Element of the General Plan.*

9. *Underground utilities as appropriate.*
10. *Design to provide for efficient and adequate provision of appropriate wastewater treatment, water supply facilities, and erosion and surface drainage controls.*

*Implementation:*

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

- a. *Landscaping: The natural vegetative cover should be preserved or reestablished to the extent feasible.*
- b. *Grading and Drainage: All grading should conform smoothly to natural contours. Alteration of natural grade should be minimized (e.g. cut and fills minimized). Avoid concentration of runoff waters.*
- c. *Exterior colors and finish of buildings: Color schemes for buildings are to be compatible with the setting utilizing tones and colors that appear harmonious with the site. Exterior materials, finishes and colors are to be non-reflective such as provided by the natural appearance of woods or stain finishes.*
- d. *Roof treatments: Shake, shingle and metal roofs are to be non-reflective with color compatible to the building and setting.*
- e. *Building heights: Structure height and silhouette should appear compatible on the natural landscape and integrate with the height of surrounding vegetation, rock outcrops, etc.*
- f. *Accessory buildings: Accessory or outbuildings should be minimized. Where needed, they should relate architecturally with primary buildings and/or be screened from view.*
- g. *Outdoor lighting: The light source of any exterior lighting fixture should not be visible from neighboring property. (Illumination of neighboring property should be avoided.)*
- h. *Fences and screening for residences: Rigid delineation of lot lines that is visually intrusive should be avoided. Service yards (e.g. garbage containers, clotheslines, etc.) should be visually screened, particularly in cluster developments.*
- i. *Tanks: All fuel tanks, water tanks or similar facilities should be visually compatible and/or concealed so as not to be visible from roads or neighboring property. Such facilities are to have non-glare surfaces.*
- j. *Utilities: Above ground utilities should be minimized where allowed, telephone and power poles should be located along natural edges in vegetation, within forested areas, on opposite sides of roads from*

*visual attraction, below ridge lines to avoid silhouetting on the sky line, and be raptor proof. The underground placement of power and telephone utilities is encouraged and should use common trenches under road shoulders where possible.*

### *V-13-B Commercial*

#### *Policy:*

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

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

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

#### *Implementation:*

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

8. The Planning Commission will determine whether the proposed project is consistent with the *Eagle Lake Area Plan, 1982*, and the *Lassen County General Plan, 2000*.
9. This Department finds that the proposal is in compliance with the Town Service District.
10. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) and 15162 of the CEQA Guidelines, as this is an existing approved recreational vehicle park.
11. This project proposal was sent to other Lassen County departments and divisions for review and all received comments are attached and any recommended conditions have been incorporated into the draft conditions below.

**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 or demonstration of any use not allowed by this use permit shall constitute grounds for revocation of the use permit, pursuant to Lassen County Code Section 18.112.060.
2. The use permit shall be granted for the use described herein and as approved by the Planning Commission. Revisions and/or expansions of the project, considered to be substantial by the Department of Planning and Building Services, will require a new use permit, subject to the approval of the Planning Commission.
3. The conditions specified within this use permit shall supersede all those conditions within Use Permit #1999-61.
4. In the event that the approval of this use permit is legally challenged on the grounds including, but not limited to, CEQA compliance and/or General Plan consistency or adequacy, the County will promptly notify the applicant of any claim, action or proceeding, and the County will cooperate fully in the defense of the matter. Once notified that a claim, action or proceeding has been filed to attack, set aside, void or annul an approval by the Planning Commission or the Board of Supervisors concerning this use permit, the applicant agrees to defend, indemnify and hold harmless the County and its agents, officers and employees.

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

5. The Permittee shall obtain all applicable permits and/or approvals from the following: Lahontan Regional Water Quality Control Board, Lassen County Environmental Health Division, Lassen County Department of Public Works, County Fire Warden, and the California Department of Housing and Community Development. A copy of all approvals by State agencies for this project shall be submitted to the Lassen County Department. If no permits are required by any of the above, the applicant shall submit a letter from the applicable agency or department stating such, prior to issuance of the Authorization to Operate.
6. All lighting, exterior and interior, shall be designed and located so as to confine direct lighting to the premises. A light source shall not shine upon or illuminate directly on any surface other than the area required to be lighted. No lighting shall be of the type or in a location so as to constitute a hazard to vehicular traffic, either on private property or on abutting streets.

7. Any outdoor storage shall be contained within a sight-obscuring fence.
8. The fire hydrant type and spacing, water storage facilities, and flow rates shall conform to County Fire Warden and local fire district specifications.
9. Permittee shall obtain a “will serve” letter from the Stones-Bengard Community Services District stating they will provide sewage treatment services for the RV park. A copy of this letter shall be submitted to the Lassen County Department of Planning and Building Services.
10. Permittee shall demonstrate sufficient water access and proper sewage disposal capabilities to the satisfaction of the Director of the Department of Planning and Building Services.
11. The applicant shall submit a complete set of plans for each phase of the project, including plans for the removal of vegetation, to the Department of Planning and Building Services, Planning Division, for design review and approval prior to commencement of any construction on the subject property.

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

12. Permittee shall not exceed those acceptable noise levels specified in the Lassen County Noise Ordinance, Lassen County Code Chapter 9.65.
13. Any added signage shall comply with the provisions of Lassen County Code Chapter 18.106.
14. No trees shall be removed from the project site, in order to minimize disruption to natural vegetation, in accordance with the *Eagle Lake Area Plan, 1982*.
15. All future utility connections shall be placed underground unless approved by the Planning Commission or Board of Supervisors through an amendment to this use permit.
16. All recreational vehicles (RVs) and/or park models visiting or located on the project site shall be properly registered and in operable condition or shall be subject to abatement in accordance with Lassen County Code Chapter 1.19.
17. Permittee must stay current with all California Department of Housing and Community Development requirements and fees for an active park.

18. In the event that any archaeological or cultural resources are discovered during construction or any ground disturbing activities in association with this project, such work is to be halted in the immediate area of the discovery until a qualified archaeologist, who shall be retained at the project proponent's expense, is consulted to assess the find's significance and recommend appropriate mitigation measures. The project proponent shall implement any mitigation measures recommended by the archaeologist to reduce potentially significant impacts cultural resources to a less than significant level.
19. Should APNs 065-190-025 and 065-190-009 be sold separately and come under separate ownership, this use permit shall be considered null and void and new, separate use permits must be obtained by the respective owners to continue the use.



## County of Lassen

### Department of Planning and Building Services

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

**Maurice L. Anderson, Director**

707 Nevada Street, Suite 5

Susanville, CA 96130-3912

Phone: 530 251-8269

Fax: 530 251-8373

email: landuse@co.lassen.ca.us

website: www.co.lassen.ca.us

April 12, 2024

Zoning & Building

Inspection Requests

Phone: 530 257-5263

TO: Lassen County Surveyor, Lassen County Environmental Health Division, Lassen County Department of Public Works, Lassen County Assessor's Office, Lassen County Fire Warden

FROM: Matt May, Planning Division Manager 

RE: Use Permit 2023-002, Deudagos; Use Permit 2023-004, Traphagan; Use Permit #2024-002, Slate Mtn. Renewables; and Parcel Map #2024-001, Musachia

The Department of Planning and Building services requests your input on the following project applications.

**USE PERMIT #2023-002, Duedagos**, the applicant is proposing to separate an existing use permit for a recreational vehicle (RV) park, that involves three different assessor parcels, into a new use permit involving the subject parcel only. If approved, this proposed use permit would replace the existing use permit (UP #1999-61). Currently in the portion of the RV park on the subject parcel are 48 recreational vehicle spaces with full hook-ups and three spaces with no hook-ups that are designed for tent camping only. The portion of the park on the subject parcel also includes an existing restaurant and store (not part of this use permit), manager's quarters, an employee-housing unit, and various recreational facilities. The subject parcel is 13.77 acres and is zoned C-T-D (Town Service Design Combining District). The Land Use Designation is "Potential Commercial" per the *Eagle Lake Area Plan, 1982*. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines, as this is an existing approved recreational vehicle park. The project site is located at 509-725 Stone Road, Susanville, CA 96130, Assessor Parcel Number 065-190-024. Staff Contact Nancy McAllister, Senior Planner

**USE PERMIT #2023-004, Traphagan**, the applicant is proposing to separate an existing use permit for a recreational vehicle (RV) park, that involves three different assessor parcels, into a new use permit involving the subject parcels only. If approved, this proposed use permit would replace the existing use permit (UP #1999-61). Currently in the portion of the RV park on the subject parcels are 18 recreational vehicle spaces with full hook-ups, and 19 full hook-up spaces for park-model type manufactured homes. The applicant is proposing an additional 18 full hook-up spaces with this proposal. The subject parcel west of Stones Road is 8.13 acres and the parcel



to the east of Stones Road is 3.84 acres. Both parcels are zoned C-T-D (Town Service Design Combining District). The Land Use Designation is "Potential Commercial" per the *Eagle Lake Area Plan, 1982*. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines, as this is an existing approved recreational vehicle park and the proposed expansion does not substantially increase the potential for environmental impacts over the existing baseline condition. The project site is located at 509-625 and 509-700 Stone Road, Susanville, CA 96130, Assessor Parcel Number's 065-190-025 and 065-190-700. Staff Contact Nancy McAllister, Senior Planner

**USE PERMIT #2024-002, Slate Mountain Renewables LLC**, to allow for the re-permitting of a temporary 197 foot (60 meter) tall meteorological tower (wind data collection device). Said tower will be removed no later than five years from the date of approval (if approved), unless a new use permit is secured. For safety, a solar powered aviation obstruction light is mounted on the top of the tower and high-visibility orange marker balls are mounted on the guywires. Data collected at the site is being transmitted remotely by cellular or satellite comms to avoid frequent site visits. The project site is zoned T-P-Z (Timber Production Zone District). The project is exempt from CEQA under Section 15306 of the Guidelines. The proposed tower location is 6 miles northwest of Stones Landing at Eagle Lake, and 4.6 miles northwest of the intersection of A-1 and Highway 139. APN 053-070-011. Staff Contact: Matt Oden, Associate Planner.

**PARCEL MAP #2024-001, Musachia.** Proposal to divide a single 160-acre legal parcel into two parcels, pursuant to Lassen County Code Section 18.108.250 (Segregation of Homesites in Agricultural Zones); per Tentative Parcel Map for Lawrence & Christine Musachia, resultant Parcel A ("homesite" parcel) is a 40-acre parcel and Parcel B is a 120-acre parcel. The subject parcel is zoned E-A-A-P (Exclusive Agriculture Agricultural Preserve Combining District) and has a land use designation of "Intensive Agriculture" pursuant to the *Standish-Litchfield Area Plan, 1986*. Pursuant to Section 15300.4 California Environmental Quality Act (CEQA) Guidelines, this project is exempt from CEQA, as the segregation of homesites has been identified by Lassen County Board Resolution No. 01-043 as locally exempt under Section 15315 of the CEQA Guidelines. The parcel is located at 727-650 Fish & Game Rd. Litchfield, CA. 96117, APN: 119-380-006. Staff Contact: Mindie Hilton Associate Planner.

Please provide any suggested findings and/or conditions to this department by Monday April 22, 2024. Findings and conditions can be sent to [landuse@co.lassen.ca.us](mailto:landuse@co.lassen.ca.us). If you would like to review the applications, or if you have any questions, please contact Matt May, Planning Manager, at (530) 251-8269.

MLA:mcrm

## Nancy McAllister

---

**From:** Matthew May  
**Sent:** Friday, April 12, 2024 11:18 AM  
**To:** Anetia Elliott; Anne Murchison; Danalee Rodriguez; Don Willis; Ed Fitzhenry; Gaylon Norwood; Jeff Nelson; Maurice Anderson; Mike Johnson; Nick Ceaglio; Peter Heimbigner; Roberto Maravilla-Plancarte; Sara Chandler; Steven Clement  
**Cc:** Matthew Oden; Nancy McAllister; Mindie Hilton  
**Subject:** RE: Technical Review Committee

All:

The second parcel for Use Permit # 2023-004, Traphagan, should be APN 065-190-009 (it is in the memo as APN 065-100-700)

Thanks,

Matt

---

**From:** Anetia Elliott <AElliott@co.lassen.ca.us>  
**Sent:** Friday, April 12, 2024 11:10 AM  
**To:** Anne Murchison <AMurchison@co.lassen.ca.us>; Danalee Rodriguez <DRodriguez@co.lassen.ca.us>; Don Willis <DWillis@co.lassen.ca.us>; Ed Fitzhenry <EFitzhenry@co.lassen.ca.us>; Gaylon Norwood <GNorwood@co.lassen.ca.us>; Jeff Nelson <JNelson@co.lassen.ca.us>; Matthew May <MMay@co.lassen.ca.us>; Maurice Anderson <MAnderson@co.lassen.ca.us>; Mike Johnson <MJohnson@co.lassen.ca.us>; Nick Ceaglio <NCeaglio@co.lassen.ca.us>; Peter Heimbigner <PHeimbigner@co.lassen.ca.us>; Roberto Maravilla-Plancarte <RMaravilla-Plancarte@co.lassen.ca.us>; Sara Chandler <SChandler@co.lassen.ca.us>; Steven Clement <Steven.clement@fire.ca.gov>  
**Cc:** Matthew May <MMay@co.lassen.ca.us>; Matthew Oden <MOden@co.lassen.ca.us>; Nancy McAllister <nmcallister@co.lassen.ca.us>; Mindie Hilton <MHilton@co.lassen.ca.us>  
**Subject:** Technical Review Committee

Hello everyone,

This email is to request your review of the attached project.

Comments submitted by your Agency/Department should focus on the project-related impacts that are within your agency's jurisdiction and area of expertise. In addition to commenting on the potential impacts, you are encouraged to suggest any measures which would reduce such impacts. You are also encouraged to make recommendations regarding information that may be needed to accurately determine the project impacts and/or appropriate project conditions.

Please submit any comments you may have by April 22, 2024.

*Anetia Elliott*

Secretary  
707 Nevada Street

Lassen County Department of  
Planning & Building Services  
Susanville CA 96130  
Phone 530-251-8269  
Fax 530-251-8373



## Nancy McAllister

---

**From:** Anne Murchison  
**Sent:** Thursday, April 18, 2024 9:54 AM  
**To:** Anetia Elliott; Danalee Rodriguez; Don Willis; Ed Fitzhenry; Gaylon Norwood; Jeff Nelson; Matthew May; Maurice Anderson; Mike Johnson; Nick Ceaglio; Peter Heimbigner; Roberto Maravilla-Plancarte; Sara Chandler; Steven Clement  
**Cc:** Matthew May; Matthew Oden; Nancy McAllister; Mindie Hilton  
**Subject:** RE: Technical Review Committee

Good morning,

The Assessor's office does not have any recommendations.

Take care,

*Anne Murchison*

Sr. Cadastral Drafter/Transfer Analyst  
Lassen County Assessor's Office  
(530) 251-2680

---

**From:** Anetia Elliott <AElliott@co.lassen.ca.us>  
**Sent:** Friday, April 12, 2024 11:10 AM  
**To:** Anne Murchison <AMurchison@co.lassen.ca.us>; Danalee Rodriguez <DRodriguez@co.lassen.ca.us>; Don Willis <DWillis@co.lassen.ca.us>; Ed Fitzhenry <EFitzhenry@co.lassen.ca.us>; Gaylon Norwood <GNorwood@co.lassen.ca.us>; Jeff Nelson <JNelson@co.lassen.ca.us>; Matthew May <MMay@co.lassen.ca.us>; Maurice Anderson <MAnderson@co.lassen.ca.us>; Mike Johnson <MJohnson@co.lassen.ca.us>; Nick Ceaglio <NCeaglio@co.lassen.ca.us>; Peter Heimbigner <PHeimbigner@co.lassen.ca.us>; Roberto Maravilla-Plancarte <RMaravilla-Plancarte@co.lassen.ca.us>; Sara Chandler <SChandler@co.lassen.ca.us>; Steven Clement <Steven.clement@fire.ca.gov>  
**Cc:** Matthew May <MMay@co.lassen.ca.us>; Matthew Oden <MOden@co.lassen.ca.us>; Nancy McAllister <nmcallister@co.lassen.ca.us>; Mindie Hilton <MHilton@co.lassen.ca.us>  
**Subject:** Technical Review Committee

Hello everyone,

This email is to request your review of the attached project.

Comments submitted by your Agency/Department should focus on the project-related impacts that are within your agency's jurisdiction and area of expertise. In addition to commenting on the potential impacts, you are encouraged to suggest any measures which would reduce such impacts. You are also encouraged to make recommendations regarding information that may be needed to accurately determine the project impacts and/or appropriate project conditions.

Please submit any comments you may have by April 22, 2024.

*Anetia Elliott*

Secretary  
707 Nevada Street  
Lassen County Department of  
Planning & Building Services  
Susanville CA 96130  
Phone 530-251-8269  
Fax 530-251-8373





## County of Lassen

### Department of Planning and Building Services

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

**Maurice L. Anderson, Director**

707 Nevada Street, Suite 5

Susanville, CA 96130-3912

**Main Phone: 530 251-8269**

Fax: 530 251-8373

email: landuse@co.lassen.ca.us

website: www.co.lassen.ca.us

April 15, 2024

TO: Maurice Anderson, Director  
Lassen County Planning and Building Services Dept.

Zoning & Building  
Inspection Requests  
Phone: 530 257-5263

FROM: Don Willis, Lassen County Surveyor

RE: Use Permit No. 2023-004 – Thomas and Andrea Traphagan  
Assessor's Parcel Numbers: 065-190-009 and 065-190-025

#### **LASSEN COUNTY SURVEYOR FINDS AS FOLLOWS:**

1. The subject parcels are known as Assessor's Parcel Numbers 065-190-009 and 065-190-025 and title is currently vested in Thomas T. Traphagan and Andrea C. Traphagan, husband and wife, as community property with right of survivorship, as shown at a Grant Deed recorded on December 13, 2022 as Document No. 2022-05191 of the Official Records of Lassen County, California.
2. The subject parcels are located in a portion of the South one-half of Section 15, Township 33 North, Range 11 East, Mount Diablo Base and Meridian, in the Eagle Lake area of Lassen County, California.
3. The legal descriptions for the parcels noted in Findings Item Number One above describe the subject properties as Parcel A of Parcel Map No. 53-8-74 (A.P.N. 065-190-009), as the same was filed on October 8, 1974 in Book 10 of Maps, Page 99, of the Official Records of Lassen County, and as Parcel B of Parcel Map No. 930013 (A.P.N. 065-190-025), as the same was filed on February 25, 1994 in Book 31 of Maps, Pages 51-52, of the Official Records of Lassen County. Said Parcel A, represented by Assessor's Parcel Number 065-190-009, is approximately 3.84 acres in size and said Parcel B, represented by Assessor's Parcel Number 065-190-025, is approximately 8.13 acres in size, with both acreages being shown on the record parcel maps.
4. The underlying legal parcels for the subject properties were created per the two parcel maps described in Findings Item Number Three above. The first map, 10 Maps 99, was approved by the Lassen County Board of Supervisors, however the date of this approval is not specified on the face of the map, and the second map, 31 Maps 51-52, was approved by the Board of Supervisors on February 22, 1994. Therefore, the subject parcels were both created in compliance with the provisions of the Subdivision Map Act and local ordinances. In addition, both parcels were sold by the County Tax Collector in 2013 and *Tax Deeds to Purchasers of Tax Defaulted Property* were recorded on May 22, 2013 as

Document No.'s 2013-02631 and 2013-02632 of the Official Records of Lassen County. These actions alone would allow the issuance of Certificates of Compliance for the parcels, if applications for these were to be submitted, in accordance with Attorney General Opinion No. 81-405, issued November 9, 1981.

5. The subject parcels both adjoin Stone Road, County Road No. 245, which is in the County maintained road system.
6. The address that has been assigned by the County to Assessor's Parcel Number 065-190-009 is 509-700 Stone Road and the address that has been assigned to Assessor's Parcel Number 065-190-025 is 509-625 Stone Road, both in Susanville, California 96130.

**LASSEN COUNTY SURVEYOR RECOMMENDS THE FOLLOWING CONDITIONS  
FOR USE PERMIT NO. 2023-004 (THOMAS AND ANDREA TRAPHAGAN):**

1. None.

Respectfully submitted,



Don Willis, L.S. 7742  
Lassen County Surveyor





## County of Lassen

### Department of Planning and Building Services

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

April 26, 2024

To: Maurice Anderson, Director  
Lassen County Planning and Building Services  
Department

From: Sara Chandler, Division Manager S.C.  
Lassen County Environmental Health

RE: Use Permit #2023-004, Traphagan

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

Zoning & Building  
Inspection Requests  
Phone: 530 257-5263

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

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

##### **1. SANITARY SEWAGE DISPOSAL**

The proposed/current use of the parcel would require any sewage disposal method to be approved by the California Department of Housing & Community Development. Also, the Lahontan Regional Water Quality Control Board Basin Plan prohibits any new discharge of waste in this area. The Spalding Community Services District maintains the existing sewage treatment system.

##### **2. WATER SUPPLY AVAILABILITY:**

Water in this area is provided by private wells. According to our records there is currently one domestic water well installed on the APN 065-190-025 that is overseen by the State Water Resources Control Board – Division of Drinking Water.

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

1. Obtain proper permitting from applicable State agencies.

SC:sc

RECEIVED  
APR 29 2024  
LASSEN COUNTY DEPARTMENT OF  
PLANNING AND BUILDING SERVICES



STEVEN B. McCARTHY  
SCOTT E. RUBRIGHT\*  
THOMAS PATRICK, JR.\*  
JACOB R. WRIGHT

\_\_\_\_\_  
\*ALSO ADMITTED IN  
COLORADO AND WYOMING  
\*ALSO ADMITTED IN OREGON

**McCARTHY & RUBRIGHT, LLP**

ATTORNEYS AT LAW  
100 RIO STREET, P.O. BOX 190  
RED BLUFF, CALIFORNIA 96080-0190  
TEL (530) 527-0213 / FAX (530) 527-7641  
MRLAW@MCCARTHYRUBRIGHT.COM

\_\_\_\_\_  
WWW.MCCARTHYRUBRIGHT.COM

ROBERT E. McCARTHY  
1920-2005

May 15, 2023

**VIA FEDEX OVERNIGHT & E-MAIL**

**County of Lassen**  
**Planning & Building Services Department**  
707 Nevada Street  
Susanville, CA 96130

Re: Use Permit / Traphagan  
Assessor's Parcel Numbers: 065-190-09 and 065-190-025  
Our File #2688-0004

RECEIVED

MAY 17 2023

Ladies and Gentlemen,

LASSEN COUNTY DEPARTMENT OF  
PLANNING AND BUILDING SERVICES

Enclosed please find the original Use Permit Application being submitted by Thomas and Andrea Traphagan for the existing RV Park on their parcels at 509-700 and 509-625 Stones Road at Eagle Lake.

Please note that the filing fee will be hand-delivered to your office on Tuesday, May 16<sup>th</sup>, by the Traphagans. We have been advised that the filing fee is \$1,435.00.

There are a few issues that need to be considered in connection with this use permit application.

1. The first issue is that my clients would prefer that this application be treated as an application for amendment of the existing use permit now in place for the two above-described parcels, as well as a third parcel number 065-190-024, which is under separate ownership, in order to separate the Traphagan parcels from the Duedagos, LLC parcel. Please note that Lassen County Code §18.112.020 allows an application to be made for amendment to an existing use permit, and provides that any application for amendment shall be processed in the same manner as an application for a new use permit. Processing the application as an application for amendment of an existing use permit will help to address the potential problem of having a current use permit terminate before a new, separate use permit is in place.

2. The Traphagans are aware that they will have to obtain a permit for and pave the alternative entrance to the property, even though they have indicated on the application that there is no proposed "grading" at the project site. It is not clear that any significant excavation will need to be done that might rise the level of "grading".

Re: Use Permit / Traphagan  
Assessor's Parcel Numbers: 065-190-09 and 065-190-025  
May 15, 2023  
Page | 2

3. There are no permitted buildings per say, on the property, so they have indicated that there are no "improvements" on the property. There are, of course, utility hook-ups at the site and the existing sewer, water and electrical systems.


4. They have not provided a landscaping plan because that is something that should be discussed during the application and approval process, as landscaping may not be appropriate in that climate and environment.

5. Lastly, please be aware that the Traphagans own the ten-thousand-gallon water tank that serves this property from the Traphagans' own well. That tank is off the property, although the Traphagans have an easement for the tank and pipeline to service their property. This water tank is the primary source for fire protection in the general area, and if it is no longer in operation (which it would not be if the Traphagans are not permitted to continue operating this business), that would cause some adverse issues for surrounding landowners, including significant increase in fire insurance premiums, and, perhaps, a significant decrease in the availability of fire insurance.

Please feel free to contact me at any time if you have any questions or if I can provide any additional information. We look forward with you in order to modify the current use permit.

Sincerely,

**McCARTHY & RUBRIGHT, LLP**

  
By: Scott Rubright, Esq.

SER/lr

Cc: **Amanda Uhrhammer, Esq.**  
Lassen County Counsel

**Clients**





## USE PERMIT APPLICATION

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

DEPARTMENT OF PLANNING AND BUILDING SERVICES  
707 Nevada Street, Suite 5 · Susanville, CA 96130-3912

(530) 251-8269 · (530) 251-8373 (fax)

www.co.lassen.ca.us

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

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

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

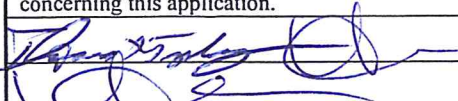
Property Owner/s	Property Owner/s
Name: <u>Thomas Traphagan</u>	Name: <u>Andrea Traphagan</u>
Mailing Address: <u>P.O. Box 66</u>	Mailing Address: <u>P.O. Box 66</u>
City, ST, Zip: <u>RAVENDALE, CA, 96123</u>	City, ST, Zip: <u>RAVENDALE, CA, 96123</u>
Telephone: <u>530-249-2974</u> Fax: _____	Telephone: <u>530-249-8003</u> Fax: _____
Email: <u>Sunsetranch66@gmail.com</u>	Email: <u>Sunsetranch66@gmail.com</u>

Applicant/Authorized Representative*	Agent (Land Surveyor/Engineer/Consultant)
Same as above: <input type="checkbox"/>	Correspondence also sent to: <input type="checkbox"/>
Name: <u>SCOTT RUBRIGHT</u>	Name: _____
Mailing Address: <u>P.O. Box 190</u>	Mailing Address: _____
City, ST, Zip: <u>Red Bluff, CA, 96080</u>	City, ST, Zip: _____
Telephone: <u>530-527-0213</u> Fax: _____	Telephone: _____ Fax: _____
Email: <u>mccarthy.rubright.com</u>	Email: _____ License #: _____

Project Address or Specific Location: <u>509-700 STONES RD / 509-625 STONES RD</u>			
Deed Reference: Book: _____	Page: _____	Year: _____	Doc#: _____
Zoning: <u>C-T</u>		General Plan Designation: _____	
Parcel Size (acreage): <u>3.04 ac + 8.13</u>		Section: _____	Township: _____ Range: _____

Assessor's Parcel Number(s):	<u>065 - 190 - 09</u>	<u>065 - 190 - 25</u>	- -
- -	- -	- -	- -

Project Description:
<u>existing RV Park</u>
RECEIVED
MAY 17 2023

<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: <u>5-11-23</u>	Date: _____
Date: <u>5-11-23</u>	Date: _____

See associated process form for required attachments and instructions.



## USE PERMIT PROJECT DETAIL SUPPLEMENT

DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

(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): park is existing under

use permit. splitting to two use permits

2. Existing use of property: RV Park

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

North: commercial RV park

South: Residential

East: Fire Dept. & Lake + Boat dock

West: BLM

4. Hours of proposed operation: 24 HRS to \_\_\_\_\_ Days of operation: 7 days week

5. Number of shifts: 1 Number of employees: 1-2

6. Number of deliveries or pick-ups: 2 per day 1.4 per week

7. Number of visitors/customers: 5 per day 25 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 no 100 feet no Property Line no

9. Describe existing structures and improvements to be used in conjunction with the proposed use,

including their floor area: no structures. metal or

plastic sheds for storage no larger than 10x12

10. Maximum height (in feet) of existing structures: 14'

11. Maximum height (in feet) of proposed structures: 14'



12. Describe any existing structures to be removed: none  
concrete collar for entrance

13. Describe proposed structures and improvements (e.g., buildings, parking, roads, and sewer services, etc.). Please include dimensions and floor area: none

14. Describe the topography and physical environment at and surrounding the project site: Rolling hills  
90% (0-8%)  
10% (9-12%)

15. Describe proposed exterior lighting, including location (attach lighting diagram if applicable): none proposed / existing

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: \_\_\_\_\_

18. Number of existing parking spaces: \_\_\_\_\_ employee \_\_\_\_\_ customer  
Number of proposed parking spaces: \_\_\_\_\_ employee \_\_\_\_\_ customer  
Describe surfacing of parking area: \_\_\_\_\_

Please attach a parking plan showing existing and proposed parking facilities.

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

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

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

Electricity: Lmud Underground ☒ Overhead ☐

Telephone: Frontier Underground ☒ Overhead ☐

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

Other ☐ \_\_\_\_\_

Sewage Disposal: Individual Septic System ☐ Community Sewer ☒ Shared Septic System ☐

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

Solid Waste Disposal: C&S waste solutions

LP/Natural Gas: Ed Staub (LPG)

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

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

High School: Lassen high school

Elementary School: \_\_\_\_\_

Fire Protection: Stones Bergaard

Community Services District: Stones Bergaard

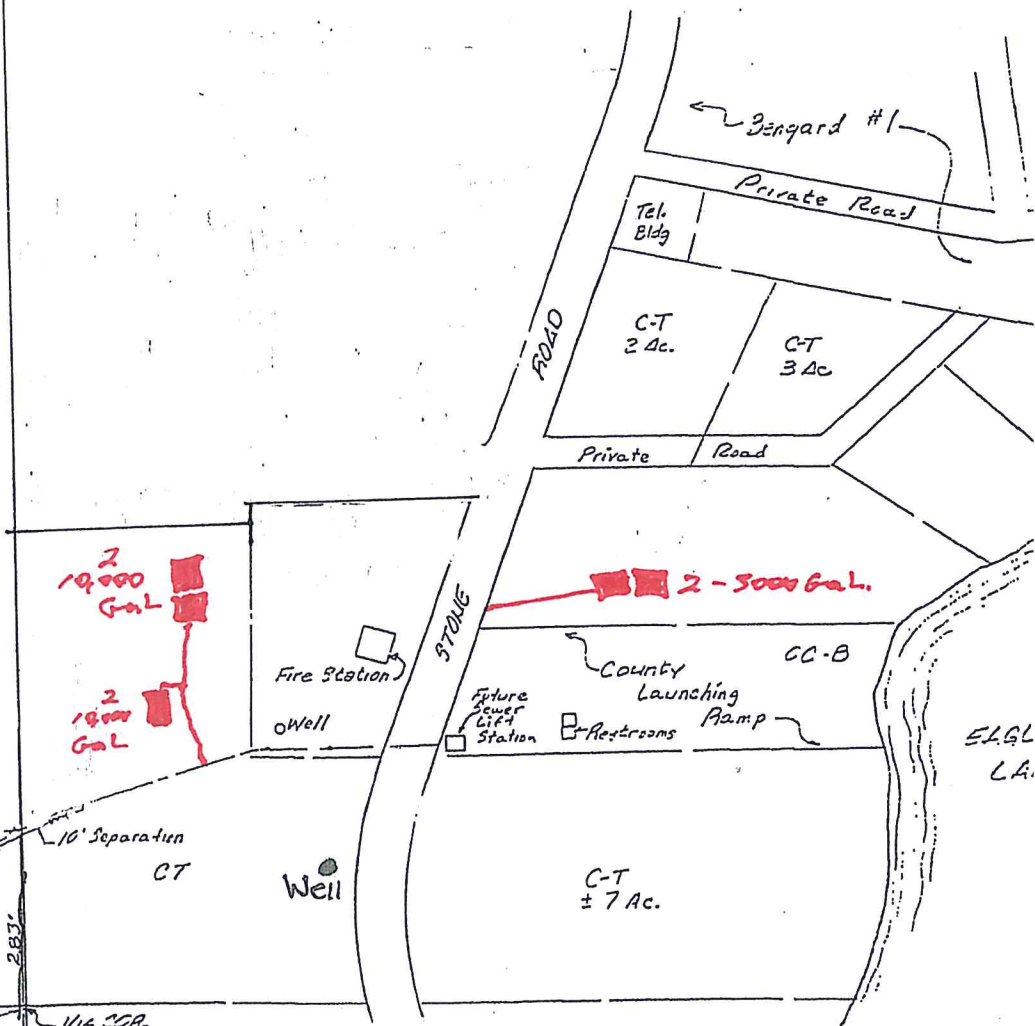
Water: self with 100,000 Gallon Tank

Sewer: Stones Bergaard sewer district

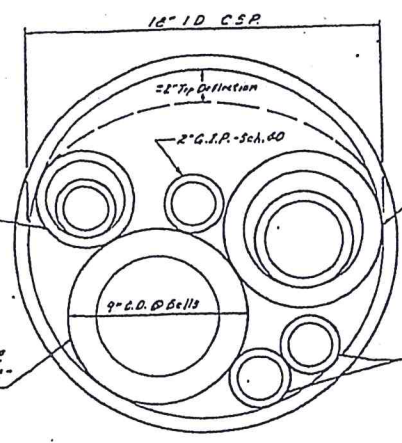
Other: \_\_\_\_\_

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: HCD / just splitting

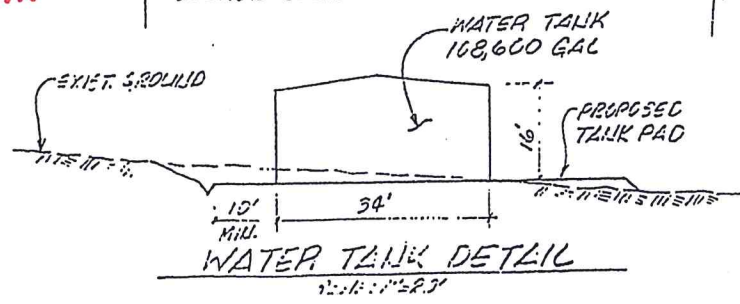
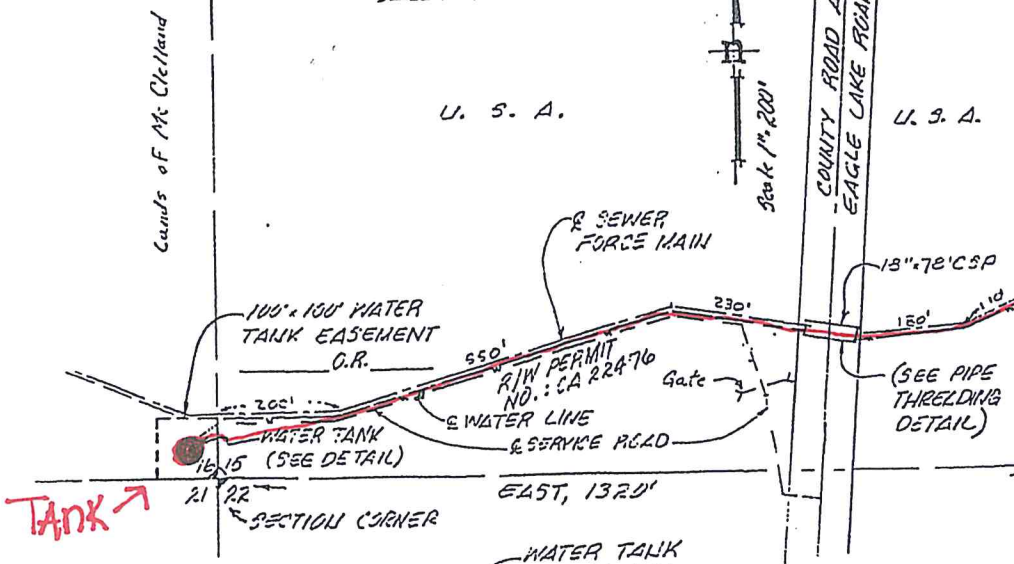
permit



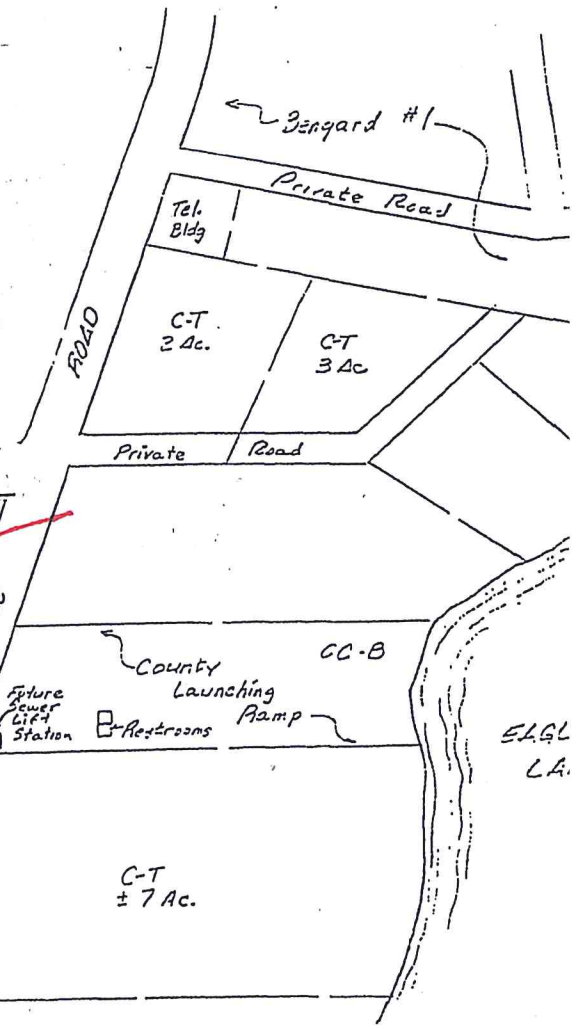




CULVERT THREADING DETAIL  
SCALE: 1" = 4"

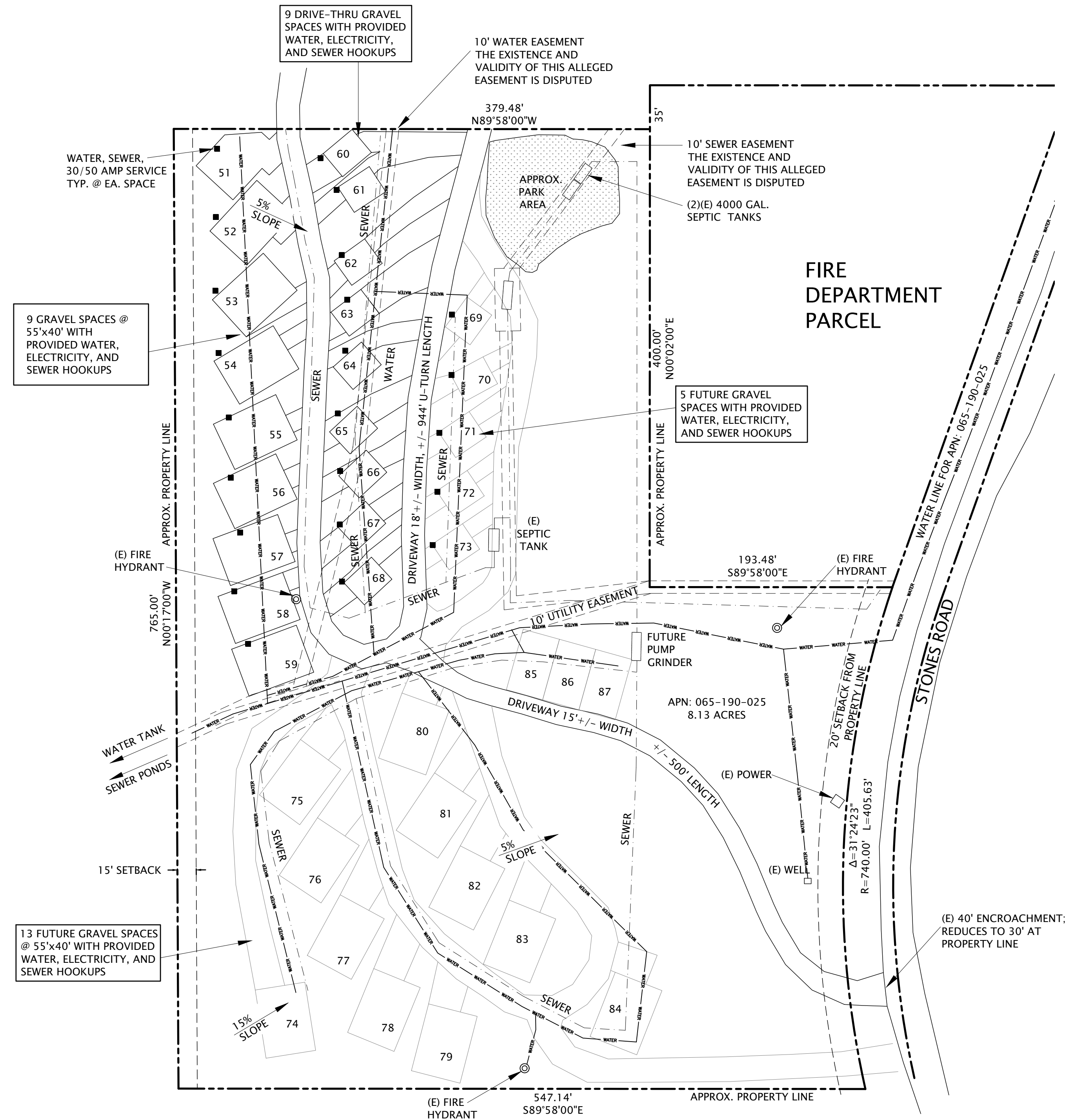


Red line Water line  
Tank to Property  
Mainline of Water  
to our Property.



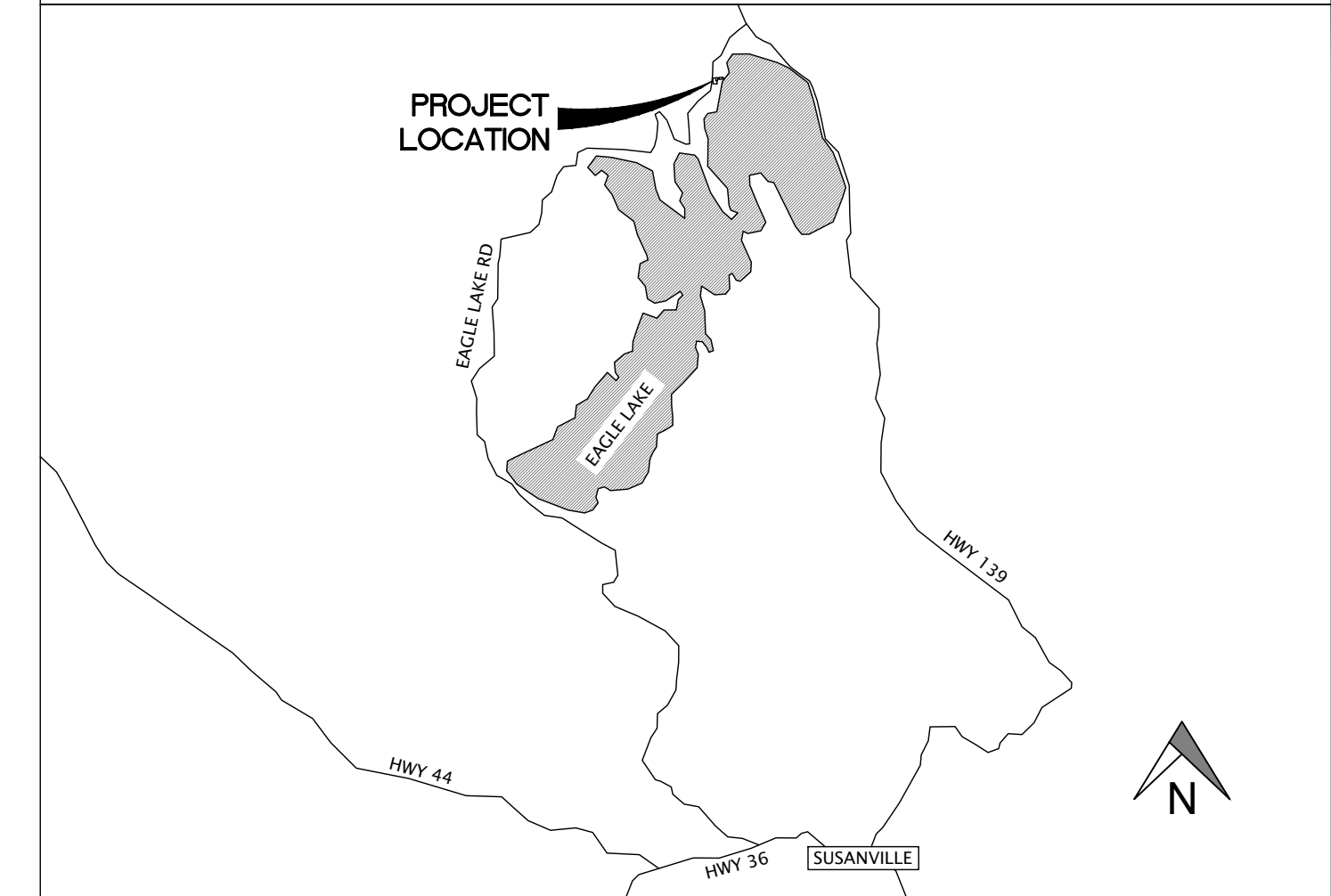


TRAPHAGAN PROPERTY  
STONES ROAD, SUSANVILLE, CA 96130  
APN: 065-190-025



 **PLOT PLAN**  
SCALE: 1" = 60'-0"

VICINITY MAP



ASSESSOR'S PARCEL NUMBER: 065-190-025

LOT ZONING: C-T D: TOWN SERVICE DISTRICT

SETBACKS:

FRONT YARD: NONE, EXCEPT AS REQUIRED BY OTHER REGULATIONS, AND EXCEPT THAT BUILDINGS, STRUCTURES, OR EDIFICES SHALL NOT BE LESS THAN 50' FROM THE CENTERLINE OF ANY PUBLIC ROADWAY, UNLESS APPROVED PURSUANT TO AN APPROVED DESIGN REVIEW

SIDE YARD: NONE, EXCEPT AS REQUIRED BY OTHER REGULATIONS, AND EXCEPT THAT BUILDINGS, STRUCTURES, OR EDIFICES SHALL NOT BE LESS THAN 50' FROM THE CENTERLINE OF ANY PUBLIC ROADWAY, UNLESS APPROVED PURSUANT TO AN APPROVED DESIGN REVIEW.

REAR YARD: 15', EXCEPT THAT IT SHALL BE 25' WHEN ADJACENT TO R ZONES. THIS 25' MINIMUM SHALL BE INCREASED 1' FOR EVERY FOOT OVER 35' OF BUILDING HEIGHT, UNLESS APPROVED PURSUANT TO AN APPROVED DESIGN REVIEW.

MAXIMUM BUILDING HEIGHT: 25', OR UP TO 45', WITH AN APPROVAL FROM THE ARCHITECTURAL REVIEW COMMITTEE, PURSUANT TO CHAPTER 18.118 OF THIS TITLE. MINIMUM BUILDING SITE AREA: NONE, EXCEPT AS REQUIRED ELSEWHERE IN THIS CODE.


REVISIONS	
DATE	DESCRIPTION
02/16/2024	02/16/2024
JOB NUMBER	---
CADD FILE	---

DATE: 02/16/2024  
JOB NUMBER: ---  
CADD FILE: ---

ANTONETTE  
C-35355  
RENEWAL: 2/28/25  
STATE OF CALIFORNIA

SEAL 02/16/2024

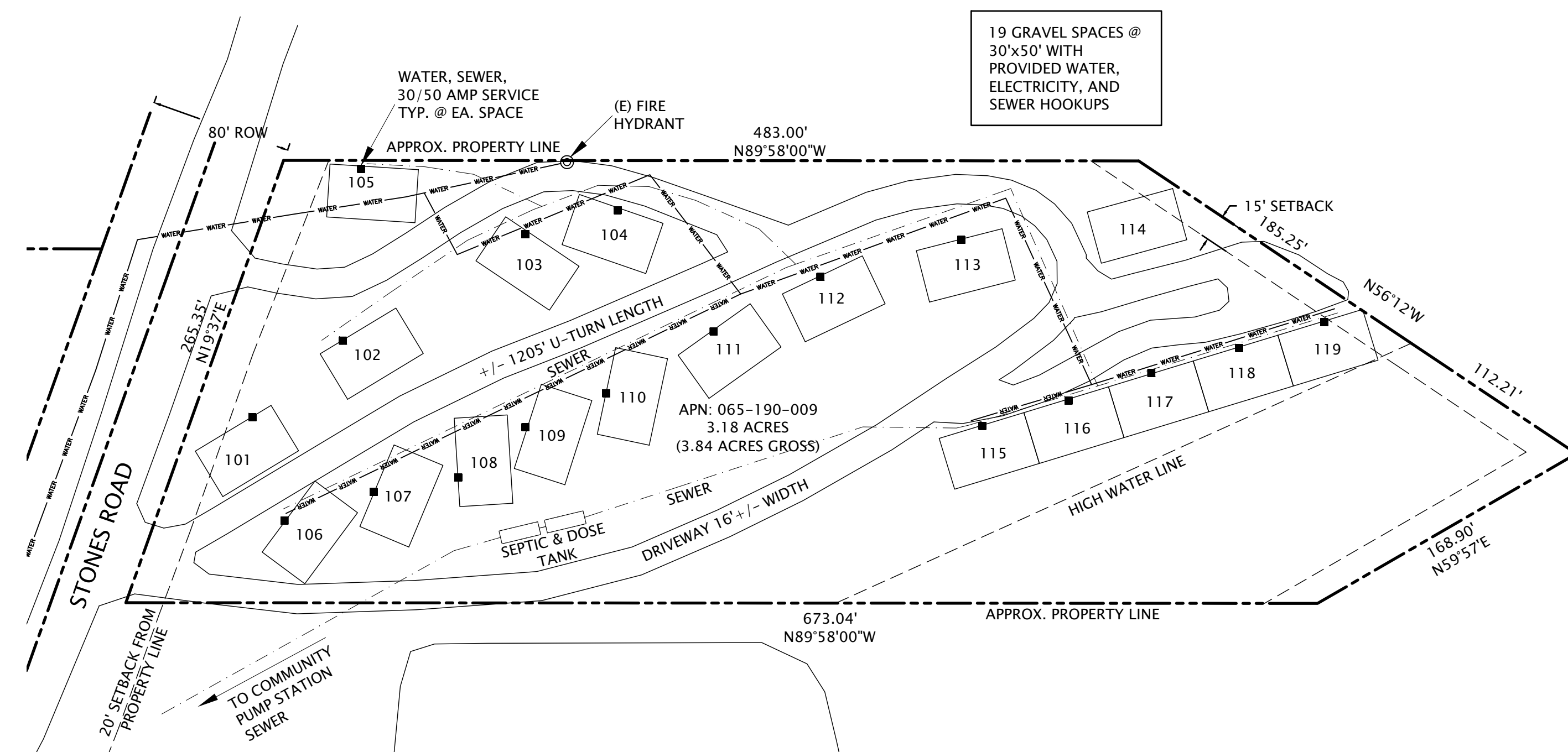
SHEET NAME & PROJECT  
**SITE PLAN**  
**TRAPHAGAN PROPERTY**  
THOMAS & ANDREA TRAPHAGAN  
STONES ROAD  
SUSANVILLE, CA 96130  
APN: 065-190-025

 **CMC** ARCHITECTURE | CMCARK.COM

CMC ARCHITECTURE  
322 PINE STREET, SUITE 1  
RED BLUFF, CA 96080  
(530) 440-9256

SHEET  
**T1**  
PERMIT SET

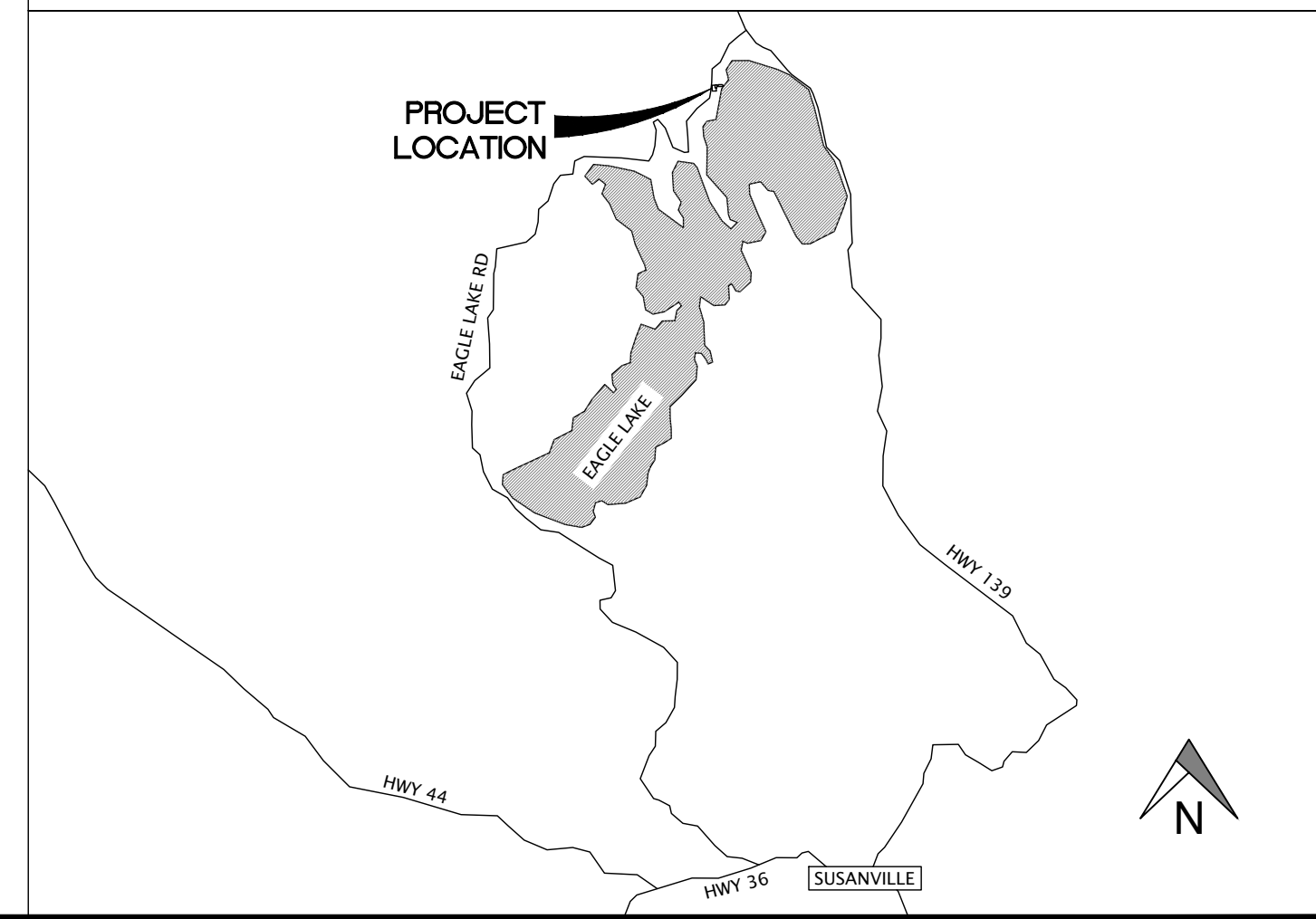
TRAPHAGAN PROPERTY  
STONES ROAD, SUSANVILLE, CA 96130  
APN: 065-190-009



**PLOT PLAN**  
SCALE: 1" = 60'-0"

ASSESSOR'S PARCEL NUMBER: 065-190-009  
LOT ZONING: C-T D: TOWN SERVICE DISTRICT  
SETBACKS:  
FRONT YARD: NONE, EXCEPT AS REQUIRED BY OTHER REGULATIONS, AND EXCEPT THAT BUILDINGS, STRUCTURES, OR EDIFICES SHALL NOT BE LESS THAN 50' FROM THE CENTERLINE OF ANY PUBLIC ROADWAY, UNLESS APPROVED PURSUANT TO AN APPROVED DESIGN REVIEW  
SIDE YARD: NONE, EXCEPT AS REQUIRED BY OTHER REGULATIONS, AND EXCEPT THAT BUILDINGS, STRUCTURES, OR EDIFICES SHALL NOT BE LESS THAN 50' FROM THE CENTERLINE OF ANY PUBLIC ROADWAY, UNLESS APPROVED PURSUANT TO AN APPROVED DESIGN REVIEW.  
REAR YARD: 15', EXCEPT THAT IT SHALL BE 25' WHEN ADJACENT TO R ZONES. THIS 25' MINIMUM SHALL BE INCREASED 1' FOR EVERY FOOT OVER 35' OF BUILDING HEIGHT, UNLESS APPROVED PURSUANT TO AN APPROVED DESIGN REVIEW.  
MAXIMUM BUILDING HEIGHT: 25', OR UP TO 45', WITH AN APPROVAL FROM THE ARCHITECTURAL REVIEW COMMITTEE, PURSUANT TO CHAPTER 18.118 OF THIS TITLE.  
MINIMUM BUILDING SITE AREA: NONE, EXCEPT AS REQUIRED ELSEWHERE IN THIS CODE.

VICINITY MAP



REVISIONS			
DATE	JOB NUMBER	CADD FILE	
02/16/2024			

ANTONETTE CARMICHAEL  
C-35355  
RENEWAL: 2/28/26  
STATE OF CALIFORNIA

02/16/2024

SHEET NAME & PROJECT

**SITE PLAN**  
TRAPHAGAN PROPERTY  
THOMAS & ANDREA TRAPHAGAN  
STONES ROAD  
SUSANVILLE, CA 96130  
APN: 065-190-009

CMC ARCHITECTURE  
322 PINE STREET, SUITE 1  
RED BLUFF, CA 96080  
(530) 440-9256

**CMC**  
ARCHITECTURE  
CMCARK.COM

SHEET

**T2**

PERMIT SET

## Nancy McAllister

---

**From:** Scott Rubright <srubright@mccarthyrubright.com>  
**Sent:** Friday, July 7, 2023 12:03 PM  
**To:** Nancy McAllister  
**Cc:** Amanda Uhrhammer; Gaylon Norwood; Maurice Anderson  
**Subject:** FW: Use Permit #2023-004, Traphagan

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

### This Message Is From an External Sender

This message came from outside your organization.

Good morning Ms. McAllister,

As I suspected, the “concrete collar for entrance” is not something that will be removed, but rather is to be constructed at the entrance to my clients’ parcel -025, and that has previously been identified by the County as something that needs to be done. That was a mistake on the application.

The maximum occupancy period does not seem to be limited by either The Recreational Vehicle Park Occupancy Law (Civil Code Sections 799.20 et. seq.), or by the Special Occupancy Parks Act (Health and Safety Code Sections 18862 et. seq.), and I do not believe Lassen County has adopted a maximum occupancy time for RVs in RV parks, so there will be no maximum occupancy period imposed by the owners on their guests at this time.

I should have a copy of the letter from the local fire authority approving the testing of the fire suppression system today or Monday, and I will forward it to you upon receipt.

My clients expect that the plot plans will be available next week.

Please contact me if you have any questions or need any additional information.

Thanks and best regards,  
Scott

**Scott E. Rubright**



**McCarthy & Rubright, LLP**

P.O. Box 190 | 100 Rio Street | Red Bluff, CA 96080

[www.mccarthyrubright.com](http://www.mccarthyrubright.com)

(530) 527-0213 (O) | (530) 527-7641 (F)

[srubright@mccarthyrubright.com](mailto:srubright@mccarthyrubright.com)

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---

**From:** Scott Rubright  
**Sent:** Friday, June 30, 2023 4:18 PM  
**To:** Nancy McAllister <nmcallister@co.lassen.ca.us>  
**Cc:** sunsetranch68@gmail.com; Gaylon Norwood <GNorwood@co.lassen.ca.us>; Tom Patrick <tpatrickjr@mccarthyrubright.com>; Amanda Uhrhammer <amanda@prenticelongpc.com>  
**Subject:** RE: Use Permit #2023-004, Traphagan

Dear Ms. McAllister,

Thank you for the follow-up. You have been copied on my communications today with the title company, so are up to speed on that. Very frustrating!

The other information you requested should be provided to you in the next one or two business days.

I am checking on the status of the plot plans. I am not sure where they are on that, but will let you know.

Thanks and have a great holiday weekend!

Best regards,  
Scott

**Scott E. Rubright**



**McCarthy & Rubright, LLP**

P.O. Box 190 | 100 Rio Street | Red Bluff, CA 96080

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**From:** Nancy McAllister <nmcallister@co.lassen.ca.us>  
**Sent:** Thursday, June 29, 2023 1:01 PM  
**To:** Scott Rubright <[srubright@mccarthyrubright.com](mailto:srubright@mccarthyrubright.com)>  
**Cc:** [sunsetranch68@gmail.com](mailto:sunsetranch68@gmail.com); Gaylon Norwood <[GNorwood@co.lassen.ca.us](mailto:GNorwood@co.lassen.ca.us)>; Tom Patrick <[tpatrickjr@mccarthyrubright.com](mailto:tpatrickjr@mccarthyrubright.com)>  
**Subject:** RE: Use Permit #2023-004, Traphagan

Hello,

I am writing to follow up on the request for additional information below, as it is nearing 30 days since this original request was sent. We ask that the additional information be provided by July 14, 2023, so that we may continue processing your Use Permit application. Please let us know if you have any questions.

Thank you,

**Nancy J. McAllister**  
Senior Planner  
Planning and Building Services  
707 Nevada St. Suite 5  
Susanville CA 96130  
Phone: (530) 251-8269  
Fax: (530) 251-8373



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**From:** Nancy McAllister  
**Sent:** Friday, June 9, 2023 8:42 AM  
**To:** Scott Rubright <[srubright@mccarthyrubright.com](mailto:srubright@mccarthyrubright.com)>  
**Cc:** [sunsetranch68@gmail.com](mailto:sunsetranch68@gmail.com); Gaylon Norwood <[GNorwood@co.lassen.ca.us](mailto:GNorwood@co.lassen.ca.us)>; Tom Patrick <[tpatrickjr@mccarthyrubright.com](mailto:tpatrickjr@mccarthyrubright.com)>  
**Subject:** RE: Use Permit #2023-004, Traphagan

Hello,

Thank you for the update. I have attached Parcel Map No. 930013, which created APN 065-190-025 (shown as "Parcel B") in 1994, and Parcel Map No. 53-8-74, which created APN 065-190-009 (shown as "Parcel A") in 1974. Please let us know if you have any other questions.

**Nancy J. McAllister**  
Senior Planner  
Planning and Building Services  
707 Nevada St. Suite 5  
Susanville CA 96130  
Phone: (530) 251-8269  
Fax: (530) 251-8373



**From:** Scott Rubright <[srubright@mccarthyrubright.com](mailto:srubright@mccarthyrubright.com)>  
**Sent:** Thursday, June 8, 2023 6:34 PM

**To:** Nancy McAllister <[nmcallister@co.lassen.ca.us](mailto:nmcallister@co.lassen.ca.us)>

**Cc:** [sunsetranch68@gmail.com](mailto:sunsetranch68@gmail.com); Gaylon Norwood <[GNorwood@co.lassen.ca.us](mailto:GNorwood@co.lassen.ca.us)>; Tom Patrick <[tpatrickjr@mccarthyrubright.com](mailto:tpatrickjr@mccarthyrubright.com)>

**Subject:** RE: Use Permit #2023-004, Traphagan

Hi Nancy,

We have been in contact with Chicago Title and will order the Condition of Title Guaranty, probably tomorrow, assuming we hear back from them tomorrow. We will get that to you as soon as soon as Chicago Title can produce it.

Mr. Traphagan will respond directly to you by email with regard to the maximum length of stay question ,and the "concrete collar for entrance" issue.

My clients are working on the plot plans.

I did have some questions about one of the documents you sent, which was the map of Parcel B. Is that from a subdivision map that was recorded in 1959? I am assuming it is part of a larger map. How do we get a copy of the complete map with all pages? Can your office provide that, or do we need to go through the recorder's office? We would be happy to pay any copying costs.

I will be out of the office through the 19<sup>th</sup>, so if you need anything from my office in my absence, please contact Tom Patrick.

Thanks,  
Scott

**Scott E. Rubright**



**McCarthy & Rubright, LLP**

P.O. Box 190 | 100 Rio Street | Red Bluff, CA 96080

[www.mccarthyrubright.com](http://www.mccarthyrubright.com)

(530) 527-0213 (O) | (530) 527-7641 (F)

[srubright@mccarthyrubright.com](mailto:srubright@mccarthyrubright.com)

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---

**From:** Nancy McAllister <[nmcallister@co.lassen.ca.us](mailto:nmcallister@co.lassen.ca.us)>

**Sent:** Friday, June 2, 2023 10:48 AM

**To:** Scott Rubright <[srubright@mccarthyrubright.com](mailto:srubright@mccarthyrubright.com)>

**Cc:** [sunsetranch68@gmail.com](mailto:sunsetranch68@gmail.com); Gaylon Norwood <[GNorwood@co.lassen.ca.us](mailto:GNorwood@co.lassen.ca.us)>

**Subject:** Use Permit #2023-004, Traphagan

Hello,

Regarding Use Permit #2023-004 (Traphagan), and as discussed over the telephone, this department requests the following information in order to continue processing your application.



- Condition of Title Report (can be obtained from a title company)
- Plot plans showing all RV spots; type (e.g., water, sewage, electric), number, and location of hookups; additional parking spots (for employees/guests); any tent camping spots; labeled structures; location of any wells, tanks, and/or lines; any other improvements on site; and all known easements. An example plot plan is attached, as well as aerial imagery for your convenience and closeups of APNs 065-190-025 and 065-190-009 from the Parcel Maps that created them, which can be used as base maps for your plot plans. Please provide a separate plot plan for each parcel.
- Information on any improvements being proposed, such as concrete slabs, paving, fencing, landscaping, storage structures, etc. (please also show on plot plan)
- Maximum length of stay proposed for customers
- Explanation of “concrete collar for entrance” listed under “existing structures to be removed” on application

Additional information may be requested throughout this process. Please let us know if you have any questions.

Thank you,

**Nancy J. McAllister**  
 Senior Planner  
 Planning and Building Services  
 707 Nevada St. Suite 5  
 Susanville CA 96130  
 Phone: (530) 251-8269  
 Fax: (530) 251-8373

