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## PLANNING COMMISSION MEETING January 2, 2019

FILE NUMBER: UP #2018-009 and IS #2018-010  
APPLICANT: William and Stephanie Schaufler  
TYPE OF APPLICATION: Use Permit and Initial Study

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LASSEN COUNTY PLANNING COMMISSION  
STAFF REPORT  
January 2, 2019

FILE NUMBER: Use Permit #2018-009  
APPLICANT: William and Stephanie Schaufler  
TYPE OF APPLICATION: Use Permit  
GENERAL LOCATION: The project site is located approximately one mile north of Doyle along U.S. Highway 395 at 436-945 Riverview Drive, Doyle, CA 96109 (address for APN 141-093-01; the other APNs do not have assigned addresses)  
ASSESSOR'S PARCEL NUMBERS: 141-091-02, 141-091-03, 141-093-01, 141-093-02.  
PROJECT SITE ZONING: A-1-H (General Agricultural District, Highway Combining District)  
GENERAL PLAN: "Extensive Agriculture" land use designation in the *Lassen County General Plan, 2000*  
ENVIRONMENTAL DOCUMENT: Negative Declaration (SCH#2018082011)  
ASSIGNED STAFF: Stefano Richichi, Associate 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 A-1 District, Lassen County Code Section 18.16.050(6)  
Uses Allowed by Right in C-T District, Lassen County Code Sections 18.34.030(1) and (10)

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REGULATING AGENCIES:

Agency

Planning Commission  
Planning and Building Services  
Environmental Health

Identified Permits/Approvals

Use Permit  
Building Permit  
Approval of Abandonment of Septic System

PROJECT DESCRIPTION: The applicant is proposing to construct a mini-storage facility (composed of eight storage buildings totaling 21,200 square feet) over a four-phase period. All storage units will be for rent, totaling almost 200 units when the facility is built out. The existing 10-lot R.V. park spaces and two-unit mobilehome park at the site and related utilities will be removed during development.

The applicant proposes to operate the proposed mini-storage facility seven days a week, from 9:00 a.m. to 6:00 p.m. The applicant estimates an average of five customer visits per day (and one remote employee).

**PROJECT SITE CHARACTERISTICS:** The project site is located approximately one mile north of Doyle along U.S. Highway 395 at 436-945 Riverview Drive, Doyle, CA 96109 (address for APN 141-093-01; the other APNs do not have assigned addresses). The subject parcels are zoned A-1-H (General Agricultural District, Highway Combining District) and have “Extensive Agriculture” land use designation in the *Lassen County General Plan, 2000*. The subject parcels are not within the 100-year flood zone as described by the Federal Emergency Management Agency.

Both a mobilehome park and an RV park, each approved by use permit<sup>1</sup> and collectively known as “Windbreak Mobile Home & R.V. Park,” exist at the project site. Two site-built homes, two mobilehomes, an accessory building primarily used for laundry and restrooms (one site-built home unit is in said accessory building), a cargo container, and four other miscellaneous accessory buildings exist at the project site.

**ACCESS/REQUIREMENTS:** Access to the project site is from Riverview Drive approximately one mile north of Doyle along U.S. Highway 395.

**ZONING:** The subject parcels are zoned A-1-H (General Agricultural District, Highway Combining District). , Lassen County Code Section 18.16.050(6), which sets forth uses allowed by use permit in an A-1 district, allows for “[u]ses allowed by right or by use permit in the C-T zone.” In addition, Lassen County Code Sections 18.34.030(1) and (10), which sets forth uses allowed by right in a C-T district, allows “mini-storage warehouses.” Therefore, the A-1 district allows mini-storage warehouses, such as the one proposed, by use permit.

**SURROUNDING PROPERTY CHARACTERISTICS:** The project site is located approximately one north of Doyle along U.S. Highway 395 at 436-945 Riverview Drive, Doyle, CA 96109 (address for APN 141-093-01; the other APNs do not have assigned addresses). The project site comprises Lots 2, 3, 4, and 5 of the Willow Springs No. 2 Subdivision, filed by Berkeley H. Curtis and Thelma I. Curtis, recorded on September 15, 1958, at Book 3, Page 97 of the Official Records of Lassen County, California. Immediately surrounding parcels consist of single-family residential development and unimproved land in the subdivision and are zoned 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>Northwest</b>	A-1-H*	0.61	“Extensive Agriculture”
<b>North</b>	A-1-H, A-1**	1.43	“Extensive Agriculture”

<sup>1</sup> The Planning Commission approved Use Permit #59-13 on June 8, 1959, to “[e]stablish [a] trailer park facility” at APN 141-091-03. The Planning Commission also approved Use Permit #82-83-19 on September 8, 1982 to “construct and operate a 10-unit Recreational Trailer Park and a 10-unit Tent Camp...” at APNs 141-093-01 and 02, respectively. It seems as though the tent camp component was never constructed. Google Earth aerial imagery and a site visit conducted August 15, 2018, confirm that the R.V. park in fact exists at APNs 141-093-01 as well as with the mobilehome park at APN 141-091-03.

<b>East</b>	A-1	1.43, 1.01	“Extensive Agriculture”
<b>Southeast</b>	A-1-H	0.55	“Extensive Agriculture”
<b>West</b>	A-1-H, A-1	2.43, 2.46, 3.16	“Extensive Agriculture”

\* The A-1-H zoning district is the “General Agricultural District, Highway Combining District” as defined in Section 18.16 et seq. and 18.92 et seq. of the Lassen County Code

\*\* The A-1 zoning district is the “General Agricultural District” as defined in Sections 18.16 et seq. of the Lassen County Code

**GENERAL PLAN:** The subject parcel has an “Extensive Agriculture” land use designation in the *Lassen County General Plan, 2000*. The following goals, objectives, implementation measures and descriptions from *Lassen County General Plan, 2000* pertain to the proposal:

### **Designation of Land Uses**

- *Implementation Measure LU-A: The County shall utilize the zoning provisions of the Lassen County Code to adopt and enforce corresponding zoning districts, and to consider the approval of related use permits and land divisions, which implement and are compatible with the policies, general land uses and programs specified in this Land Use Element and in area plans adopted as part of the General Plan.*
- *Implementation Measure LU-B: The County recognizes the need and legal requirements for making land use decisions which are consistent with the General Plan.*

### **1. ISSUE: Land Use Compatibility**

- *GOAL L-4: Compatibility between land use types by providing for complementary mixtures and patterns of land uses.*
- *LU-6 POLICY: The County recognizes general plan land use designations and consistent zoning as the appropriate and primary tools for attempting to achieve and maintain compatibility of land uses within the context of the County’s land use authority and local control.*
- *Implementation Measure LU-F: The County shall continue to utilize the California Environmental Quality Act (CEQA) process, when applicable, to evaluate the potential impacts of proposed changes in land uses on surrounding lands and to implement appropriate mitigation measures when needed.*



## **2. ISSUE: Growth and Development**

- *GOAL L-5: Orderly, contiguous growth and appropriate land-conserving densities as an alternative to sprawl and “leap-frog” development.*
- *Implementation Measure LU-G: The County shall phase out the use of the A-1, General Agriculture District, and shall, following appropriate public hearings, rezone all areas currently zoned A-1 to more specific zoning districts which are consistent with General Plan land use designations.*

## **4. ISSUE: Neighborhood Quality**

- *GOAL L-8: Neighborhoods which offer safe and pleasant living environments for the residents of Lassen County.*
- *LU21 POLICY: The County supports the need to maintain safe and pleasant living environments and, in consideration of related land use decisions, shall require mitigation of impacts which significantly threaten such qualities.*
- *GOAL L-10: Reasonable development and design review standards which protect communities from poorly designed development which detracts from the overall quality of the area.*

## **5. ISSUE: Transportation**

- *GOAL L-11: Transportation systems which compliment [sic] and support the County’s land use patterns.*
- *LU25 POLICY: The County shall continue to review and, when warranted, formulate improved standards for the necessary improvement and maintenance of roads serving new development, including standards for the incremental improvement or development of public roads.*
- *LU26 POLICY: When proposed projects will generate a substantial number of large trucks carrying heavy loads, the County shall require special mitigation measures to insure that those projects do not cause significant deterioration of County roads, or will otherwise mitigate such damage with adequate repair.*
- *Implementation Measure LU-R: Pursuant to impacts evaluated in an environmental impact report or other form of project review, the County may require mitigation measures which will insure that project developers adequately and fairly compensate or participate with the County in the necessary upgrading and/or repair of roads which will be significantly damaged by a project.*

## **6. ISSUE: Commercial Land Uses**

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

## **8. ISSUE: Public Services**

- *GOAL L-14: A rate and the location of community growth which does not result in a significant burden to existing levels of public services and facilities, including schools, fire protection, and community sewer and water facilities.*

## **15. ISSUE: Wildlife Habitat**

- *GOAL L-22: Protection and enhancement of important wildlife habitats to support healthy, abundant and diverse wildlife populations.*

### ***Extensive Agriculture***

*“The Extensive Agriculture designation primarily represents typical rangeland areas with grazing and general rangeland values, natural wildlife habitat, open space and scenic values, and/or low intensity outdoor-oriented recreational values. It also includes general forest areas, timber production areas and related uses. Large parcel sizes are required to support and protect resource values. Except in special “open space” areas, it may accommodate limited dispersed residential uses; however, such uses will typically be related and secondary to agricultural and other resource based land uses, including dispersed recreation and mining. Subject to County permit requirements and the provisions of related elements of the General Plan, areas designated Extensive Agriculture may also*

*accommodate natural resource-related production facilities, including but not limited to: mineral extraction and processing, including asphalt and similar plants; saw mills and logging operations; and facilities for the processing of agricultural products.*

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

### ***Scenic Corridor***

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

### ***ISSUE: Commercial Uses***

*Lassen County has generally supported and encouraged the development of new, and the retention and expansion of existing, commercial uses and facilities. Such development is good for the economic development of Lassen County, including the development of new employment opportunities. Aside from this general endorsement for commercial development, the primary land use issues related to commercial uses are in the areas of general compatibility with surrounding land uses, orderly growth of existing commercial areas, and the need to have adequate infrastructure to serve expanding commercial areas.*

*The County is sometimes requested to consider the development of commercial establishments which are not within existing commercial areas. Such commercial proposals may be along a highway and are proposed to serve and take advantage of the needs of tourists and the general traveling public. Another frequently considered need or desire in many areas is for neighborhood-type convenience stores. Such development may serve special needs. However, they also have the potential of creating conflicting land use issues a creating a precedent for the leap-frog and sprawl of commercial uses. The 1968 General Plan stated:*

*The guiding principle in locating commercial enterprises in the County is that they be grouped and not allowed to sprawl along the roadside. Grouping stores and services into activity centers with high standards for physical improvements, landscaping and sign control will not only insure the preservation of the scenic beauty of Lassen's roadsides, but will also reinforce the image of the County as a pleasant place to tour which can increase the volume of trade (Page 21).*

*As recreation and touring traffic builds up on the highways of Lassen County, there will be mounting pressure for commercial uses to serve the motorist at scattered locations throughout the County. The assumption made in the Plan that these will be successfully accommodated so that automobile oriented commercial uses will be located in existing communities or carefully selected points outside the communities.*

*When allowed, the County may want to further regulate the design of dispersed commercial sites to further promote the compatibility of such uses and to minimize their visual impact on the surrounding areas, especially within scenic corridors.*

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

The Planning Commission will determine whether the proposed project is consistent with the *Lassen County General Plan, 2000*, unless the proposed project is appealed to the Board of Supervisors, in which case, said body would determine the above.

#### LOCAL GOVERNMENTAL SERVICES:

- Fire protection service is provided by the Doyle Fire Protection District
- Police protection is provided by the Lassen County Sheriff’s Department
- School service is provided by the Fort Sage Unified School 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 and PUBLIC COMMENTS:** The Environmental Review Officer (ERO) of Lassen County has prepared an initial study and related negative declaration for the proposed project. Said negative declaration and supporting initial study were circulated for public review from November 6 to December 6, 2018. The ERO prepared a Notice of Intent to Adopt a Negative Declaration on November 2, 2018, that was sent to the State Clearinghouse for distribution to state agencies that same day and printed in the Lassen County Times on November 6, 2018.

The California Department of Fish and Wildlife (CDFW) previously had submitted its concerns related to potential impacts to nesting birds, along with a proposed condition to address those potential impacts, to the Department of Planning and Building Services during the early consultation period in its letter dated August 14, 2018. Said condition was incorporated into the initial study and has been incorporated into the resolution of approval. In its attached letter dated November 16, 2018, CDFW confirmed that the negative declaration was acceptable.

In addition, the Native American Heritage Commission (NAHC) submitted concerns regarding Assembly Bill 52 compliance and the documentation (or lack thereof) of potential impacts to “tribal cultural resources” in a letter dated November 27, 2018. The Department of Planning and Building Services responded to said concerns in the attached letter dated December 6, 2018.

In summary, said letter informed the NAHC that the Department of Planning and Building Services had notified all relevant tribes as required by Assembly Bill 52 and that a cultural resource survey was completed, identifying no tribal resources.

See the attached negative declaration and supporting initial study (and Memorandum to the Technical Advisory Committee, dated November 16, 2018) for further discussion of the environmental document.

FINDINGS and/or RECOMMENDATIONS BY TAC: The Technical Advisory Committee (TAC) met on December 6, 2018 and has developed recommended findings and conditions for consideration by the Planning Commission. The recommended findings and conditions can be found in the memos to the TAC. In addition, the recommended conditions can be found in Exhibit “A” of a draft resolution of approval that is included in this packet.

ADDITIONAL CONDITION RECOMMENDED BY THE DEPARTMENT OF PLANNING AND BUILDING SERVICES: The Department of Planning and Building Services amended the timing of the conditions adopted by the TAC to be consistent with the issuance of one authorization to operate (although the project will be built in four phases, no additional authorizations to operate will be issued for Phases II through IV of construction). No conditions were removed or altered, but the Department of Planning and Building Services does recommend one additional condition: “No mini-storage buildings shall be operated until the relevant Certificate of Occupancy has been acquired.”

Therefore, although the authorization to operate will be issued during Phase I of construction, the applicant must acquire the relevant Certificate of Occupancy for each phase of construction before operating any mini-storage buildings constructed after Phase I. This ensures that no mini-storage buildings will be operated as such without having first passed a final inspection. With the addition of this condition, the numbering of the conditions in the attached resolution is slightly different from the numbering in the original TAC memo.

TECHNICAL ADVISORY COMMITTEE  
RECOMMENDED FINDINGS AND CONDITIONS  
December 6, 2018  
Use Permit File #2018-009, Schauffler

Use Permits:

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



County of Lassen  
Department of Planning and Building Services

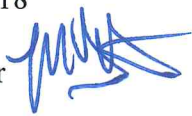
• Planning • Building Permits • Code Enforcement • Surveyor • Surface Mining

November 16, 2018

**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: December 6, 2018

Zoning & Building  
Inspection Requests  
Phone: 530 257-5263

FROM: Maurice L. Anderson, Director 

RE: **USE PERMIT #2018-009, Schaufler.** Proposal to construct a mini-storage facility (composed of eight storage buildings totaling 21,200 square feet) over a four-phase period. All storage units will be for rent, totaling almost 200 units when the facility is built out. The existing 10-lot R.V. park spaces and two-unit mobilehome park at the site and related utilities will be removed during development. The subject parcels are zoned A-1-H (General Agricultural District, Highway Combining District) and have an "Extensive Agriculture" land use designation in the *Lassen County General Plan, 2000*. The project site is located approximately one mile north of Doyle along U.S. Highway 395 at 436-945 Riverview Drive, Doyle, CA 96109 (address for APN 141-093-01; the other APNs do not have assigned addresses). APNs: 141-091-02, 141-091-03, 141-093-01, 141-093-02. Staff Contact: Stefano Richichi, Associate Planner

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

1. The subject parcels are zoned A-1-H (General Agricultural District, Highway Combining District).
2. The subject parcels have an "Extensive Agriculture" land use designation in the *Lassen County General Plan, 2000*.
3. The subject parcels are not within the 100-year flood zone as described by the Federal Emergency Management Agency (FEMA).
4. The applicant is proposing to construct a mini-storage facility (composed of eight storage buildings totaling 21,200 square feet) over a four-phase period. All storage units will be for rent, totaling almost 200 units when the facility is built out. The existing 10-lot R.V. park spaces and two-unit mobilehome park at the site and related utilities will be removed during development.
5. According to Lassen County Code Section 18.16.150(6), the A-1 district allows for "[u]ses allowed by right or by use permit in the C-T zone" by use permit. According to Lassen County Code Sections 18.34.030(1) and (10), the C-T district allows "mini-storage warehouses" by right. Therefore, mini-storage warehouses (such as the current proposal) are allowed in the A-1 district by use permit.



6. The applicant proposes to operate the proposed mini-storage facility seven days a week, from 9:00 a.m. to 6:00 p.m.
7. The applicant estimates an average of five customer visits per day (and one remote employee).
8. Both a mobilehome park and an RV park, each approved by use permit<sup>1</sup> and collectively known as “Windbreak Mobile Home & R.V. Park,” exist at the project site. Two site-built homes, two mobilehomes, an accessory building used for laundry and restrooms (one site-built home unit is in said accessory building), a cargo container, and four other miscellaneous accessory buildings exist at the project site.
9. There are approximately 40-45 trees at the project site (on APNs 141-091-03 and 141-093-01), most of which appear to be American elm. Weedy shrubs and puncture vine are prevalent on the undeveloped parcels (APNs 141-091-02 and 141-093-02).
10. The project site is located approximately one mile north of Doyle along U.S. Highway 395 at 436-945 Riverview Drive, Doyle, CA 96109 (address for APN 141-093-01; the other APNs do not have assigned addresses).
11. Lassen County Code Section 18.102.070 sets forth development criteria for the construction of mini-storage warehouses as follows:

***18.102.070 Mini-storage warehouses.***

*For the construction of mini-storage warehouses the following development criteria shall apply:*

- (1) Natural or earth-tone colors shall apply;*
- (2) Not more than two access points may be allowed on any street;*
- (3) Door height shall not exceed ten feet;*
- (4) Access ways shall be 1.5 times the depth of the units facing single-sided driveways, or equal to the sum of the depths of both units for double-sided driveways, not to exceed thirty feet and not less than ten feet. Adequate additional area shall be incorporated to provide for turning radius.*

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<sup>1</sup> The Planning Commission approved Use Permit #59-13 on June 8, 1959, to “[e]stablish [a] trailer park facility” at APN 141-091-03. The Planning Commission also approved Use Permit #82-83-19 on September 8, 1982 to “construct and operate a 10-unit Recreational Trailer Park and a 10-unit Tent Camp...” at APNs 141-093-01 and 02, respectively. It seems as though the tent camp component was never constructed. Google Earth aerial imagery and a site visit conducted August 15, 2018, confirm that the R.V. park in fact exists at APNs 141-093-01 as well as with the mobilehome park at APN 141-091-03.

*(5) Minimum building setbacks shall be as applied to any main building in the zoning district within which the mini-storage warehouse is located, but shall be not less than the following:*

- (A) Front: Ten feet, except that additional setback may be required through the design review process in the event that the Road Commissioner finds that sight distance should be increased.*
- (B) Side: None, provided that all runoff from the building is directed to the interior of the property.*
- (C) Rear: None, provided that all runoff from the building is directed to the interior of the property.*

*(6) Design review, pursuant to Chapter 18.118 of this title, shall be required.*

*The development criteria set forth in this section constitute the minimum allowable standards for development of mini-storage warehouses in Lassen County. The architectural review committee may apply additional standards if it finds such are necessary to protect the interests of the general public, surrounding landowners or the project proponent. (Ord. 467-AC § 26, 2003; Ord. 467-G § 2, 1990).*

The proposed project is consistent with Lassen County Code Section 18.102.070 above.

12. The applicant has proposed to paint the mini-storage buildings beige, including the roofs.
13. The proposed mini-storage is subject to the 30-foot fire safety setback found at Lassen County Code Section 9.16.103(d)(1)(a). The mini-storage buildings proposed during Phases III and IV do not meet the above setback requirement given the current configurations of the existing parcels.
14. The subject parcel is within a Scenic Highway Corridor as depicted in the *Lassen County Energy Element, 1993* and is a Class IV Scenic Resource pursuant to the *Lassen County General Plan, 2000*, which describes Class IV Scenic Resources as follows:

*Class IV: Class IV areas are generally “urbanized” to the extent that qualities of the natural landscape are largely secondary, visually, to the urban landscape. Visual elements are related largely to structural improvements or other man-made elements including such features as subdivisions, shopping centers, and industrial areas (unless the man-made element is of significant scenic value, e.g. a golf course or reservoir).*
15. However, there are approximately 40-45 trees at the project site (on APNs 141-091-03 and 141-093-01), most of which appear to be American elm. Said trees have a scenic quality; the applicant estimates that approximately 25 percent of the existing trees will remain on-site.

16. Pursuant to Lassen County Code Section 18.112.030, the Technical Advisory Committee shall review all use permit applications (and amendments) and shall prepare recommended conditions of approval for consideration by the County (in this case, the Planning Commission).
17. The following goals, objectives, implementation measures and descriptions from the *Lassen County General Plan, 2000*, pertain to the proposal:

### **Designation of Land Uses**

- *Implementation Measure LU-A: The County shall utilize the zoning provisions of the Lassen County Code to adopt and enforce corresponding zoning districts, and to consider the approval of related use permits and land divisions, which implement and are compatible with the policies, general land uses and programs specified in this Land Use Element and in area plans adopted as part of the General Plan.*
- *Implementation Measure LU-B: The County recognizes the need and legal requirements for making land use decisions which are consistent with the General Plan.*

### **1. ISSUE: Land Use Compatibility**

- *GOAL L-4: Compatibility between land use types by providing for complementary mixtures and patterns of land uses.*
- *LU-6 POLICY: The County recognizes general plan land use designations and consistent zoning as the appropriate and primary tools for attempting to achieve and maintain compatibility of land uses within the context of the County's land use authority and local control.*
- *Implementation Measure LU-F: The County shall continue to utilize the California Environmental Quality Act (CEQA) process, when applicable, to evaluate the potential impacts of proposed changes in land uses on surrounding lands and to implement appropriate mitigation measures when needed.*

### **2. ISSUE: Growth and Development**

- *GOAL L-5: Orderly, contiguous growth and appropriate land-conserving densities as an alternative to sprawl and "leap-frog" development.*
- *Implementation Measure LU-G: The County shall phase out the use of the A-1, General Agriculture District, and shall, following appropriate public hearings, rezone all areas currently zoned A-1 to more specific zoning districts which are consistent with General Plan land use designations.*

#### **4. ISSUE: Neighborhood Quality**

- *GOAL L-8: Neighborhoods which offer safe and pleasant living environments for the residents of Lassen County.*
- *LU21 POLICY: The County supports the need to maintain safe and pleasant living environments and, in consideration of related land use decisions, shall require mitigation of impacts which significantly threaten such qualities.*
- *GOAL L-10: Reasonable development and design review standards which protect communities from poorly designed development which detracts from the overall quality of the area.*

#### **5. ISSUE: Transportation**

- *GOAL L-11: Transportation systems which compliment [sic] and support the County's land use patterns.*
- *LU25 POLICY: The County shall continue to review and, when warranted, formulate improved standards for the necessary improvement and maintenance of roads serving new development, including standards for the incremental improvement or development of public roads.*
- *LU26 POLICY: When proposed projects will generate a substantial number of large trucks carrying heavy loads, the County shall require special mitigation measures to insure that those projects do not cause significant deterioration of County roads, or will otherwise mitigate such damage with adequate repair.*
- *Implementation Measure LU-R: Pursuant to impacts evaluated in an environmental impact report or other form of project review, the County may require mitigation measures which will insure that project developers adequately and fairly compensate or participate with the County in the necessary upgrading and/or repair of roads which will be significantly damaged by a project.*

#### **6. ISSUE: Commercial Land Uses**

- *GOAL L-12: Increase community wealth and the provision of needed commercial services through economic growth and diversification by sustaining and facilitating the expansion of existing commercial operations and by encouraging new commercial ventures.*
- *LU29 POLICY: The County supports the economic viability of existing communities and will minimize the development of scattered commercial uses by directing commercial uses to existing town centers and commercial areas or the orderly*

*expansion of such areas, with limited exceptions including home occupations, agricultural-related sales, and specially-considered local convenience and highway commercial sites.*

- *LU30 POLICY: The County shall consider, on a case-by-case basis, the need and appropriateness of specially-zoned “local convenience” and “highway commercial” sites at carefully selected points where such commercial development may be warranted, subject to the consideration and approval of an appropriate land use designation and corresponding zoning district requirements. Such proposals shall demonstrate why the related local convenience or highway commercial need can not be adequately satisfied in or adjacent to existing town centers or locations which are already zoned for commercial land uses.*

#### **8. ISSUE: Public Services**

- *GOAL L-14: A rate and the location of community growth which does not result in a significant burden to existing levels of public services and facilities, including schools, fire protection, and community sewer and water facilities.*

#### **15. ISSUE: Wildlife Habitat**

- *GOAL L-22: Protection and enhancement of important wildlife habitats to support healthy, abundant and diverse wildlife populations.*

#### **Extensive Agriculture**

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

*Corresponding Zoning: ‘U-C’ Upland Conservation District, ‘U-C-2’ Upland Conservation/Resource Management District; ‘TPZ’ Timber Production Zone”*

### ***Scenic Corridor***

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

### ***ISSUE: Commercial Uses***

*Lassen County has generally supported and encouraged the development of new, and the retention and expansion of existing, commercial uses and facilities. Such development is good for the economic development of Lassen County, including the development of new employment opportunities. Aside from this general endorsement for commercial development, the primary land use issues related to commercial uses are in the areas of general compatibility with surrounding land uses, orderly growth of existing commercial areas, and the need to have adequate infrastructure to serve expanding commercial areas.*

*The County is sometimes requested to consider the development of commercial establishments which are not within existing commercial areas. Such commercial proposals may be along a highway and are proposed to serve and take advantage of the needs of tourists and the general traveling public. Another frequently considered need or desire in many areas is for neighborhood-type convenience stores. Such development may serve special needs. However, they also have the potential of creating conflicting land use issues a creating a precedent for the leap-frog and sprawl of commercial uses. The 1968 General Plan stated:*

*The guiding principle in locating commercial enterprises in the County is that they be grouped and not allowed to sprawl along the roadside. Grouping stores and services into activity centers with high standards for physical improvements, landscaping and sign control will not only insure the preservation of the scenic beauty of Lassen's roadsides, but will also reinforce the image of the County as a pleasant place to tour which can increase the volume of trade (Page 21).*

*As recreation and touring traffic builds up on the highways of Lassen County, there will be mounting pressure for commercial uses to serve the motorist at scattered locations throughout the County. The assumption made in the Plan that these will be successfully accommodated so that automobile oriented commercial uses will be located in existing communities or carefully selected points outside the communities.*

*When allowed, the County may want to further regulate the design of dispersed commercial sites to further promote the compatibility of such uses and to minimize their visual impact on the surrounding areas, especially within scenic corridors.*

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

18. 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.
19. Implementation Measure 7 of the *Lassen County Energy Element, 1989* states, “Noise produced by commercial uses shall not exceed 67.5 dB L<sub>dn</sub>/CNEL at the nearest property line.”
20. The Environmental Review Officer is currently circulating a negative declaration and supporting initial study for this project (IS #2018-010), as required by California Environmental Quality Act (CEQA) Guidelines Sections 15073(a), 15105(b), and 15205(a) and (b)(2). The public review period is from November 6, 2018 to December 6, 2018 (by the end of business [4 p.m. Pacific Standard Time] today).
21. Pursuant to Section 6(a)(1) of Board Resolution Number 01-043, “[t]he Environmental Review Officer shall review the Initial Study and determine whether... the Initial Study shows there is no substantial evidence that the project may have a significant effect on the environment and a Negative Declaration should be prepared.”
22. The above section reiterates Section 15070(a) of the CEQA Guidelines, which state: “A public agency shall prepare or have prepared a proposed negative declaration...for a project subject to

CEQA when... [t]he initial study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment...”

23. In its letter dated August 14, 2018, the California Department of Fish and Wildlife (CDFW) recommended the following in order to reduce potential impacts to nesting birds or raptors on account of tree removal proposed at the project site:

*In order to avoid impacts to nesting birds and/or raptors protection under Fish and Game Code Section 3503 and 3503.5, one of the following shall be implemented:*

- 1. Conduct vegetation removal and other ground-disturbing activities associated with construction from September 1<sup>st</sup> through January 31<sup>st</sup>, when birds are not nesting; or*
- 2. Conduct pre-construction nesting bird surveys if vegetation removal or ground disturbing activities are to take place during the nesting season (February 1<sup>st</sup> through August 31<sup>st</sup>). These surveys shall be conducted by a qualified biologist no more than two weeks prior to vegetation removal or construction activities during the nesting season. If an active nest is located during the preconstruction surveys, a non-disturbance buffer shall be established around the nest by a qualified biologist in consultation with the Department [CDFW]. No vegetation removal or construction activities shall occur within this non-disturbance buffer until the young have fledged, as determined through additional monitoring by the qualified biologist. The results of the pre-construction surveys shall be sent to the Department [CDFW] at: California Department of Fish and Wildlife, Attn: CEQA, 601 Locust Street, Redding, CA 96001.*

24. In her email dated August 15, 2018, CDFW Environmental Scientist Amy Henderson clarifies that “[j]ust to confirm, as long as [the applicant] remove[s] the trees outside [of] the nesting season, there would be no need for a survey.”
25. The above will serve as the basis for a condition of approval for the project. It is not a mitigation measure (pursuant to CEQA) because mitigation measures mitigate against significant effects; the removal of the trees existing at the project site has not been shown to have a significant effect on nesting birds, raptors, or any other special status species. If tree removal does in fact occur during the nesting season, the information documented in the required survey(s) will be reviewed to determine whether mitigation will be necessary.
26. Sections 15064.5(e) and (f) of the 2018 CEQA Guidelines require in part that steps be taken in the event of the accidental discovery of any human remains located outside of a designated cemetery, and that provisions be taken to have any accidentally discovered historical or unique archaeological resources evaluated by a qualified archaeologist, respectively. For this reason,



the applicant's consulting archaeologist has made the following observations/recommendations for the project, despite his negative finding of (CEQA) significance:

- i. *Consultation in the event of inadvertent discovery of cultural material. The present evaluation and recommendations are based on findings of an inventory-level surface survey only. There is always the possibility that significant unidentified cultural materials could be encountered on or below the surface during the course of future development or construction activities. This caveat is particularly relevant considering the constraints generally to archaeological field survey, and particularly where past ground disturbance has occurred, as in the present case. In the event of an inadvertent discovery of previously unidentified cultural material, archaeological consultation should be sought immediately.*
- ii. *Consultation in the event of inadvertent discovery of human remains. Evidence of human burial or scattered human remains related to prehistoric occupation of the area could be inadvertently encountered anywhere within the project area during future construction activity or other actions involving disturbance to the ground surface and subsurface components. In the event of such an inadvertent discovery, the County Coroner would have to be informed and consulted, per State law. Ultimately, the goal of consultation is to establish an agreement between the most likely lineal descendant designated by the Native American Heritage Commission and the project proponent(s) with regard to a plan for treatment and disposition of any human remains and artifacts which might be found in association. Such treatment and disposition may require reburial of any identified human remains/burials within a "preserve" or other designated portion of the development property not subject to ground disturbing activities.*

Said recommendations have been incorporated as Conditions 10 and 11 of this memorandum.

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

1. Noncompliance with any of the following use permit conditions shall constitute grounds for revocation of the use permit (pursuant to Lassen County Code Section 18.112.060).
2. The Use Permit shall be granted for the use as approved by the Planning Commission. Substantial revisions and/or expansions of the project will require a new Use Permit, subject to the approval of the Planning Commission.
3. The applicant shall obtain all necessary building permits from the Lassen County Department of Planning and Building Services before the commencement of construction.
4. The door height of the doors providing access to each mini-storage unit shall not exceed 10 feet.

5. The mini-storage buildings, including the roofs and doors, shall be painted beige. The paint coating shall be maintained to the satisfaction of the Department of Planning and Building Services.

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

6. All existing mobile homes and R.V. park spaces existing at the same parcel on which development for that phase is proposed shall be satisfactorily removed/demolished (as required by the Building Division) before issuance of the building permit for that same parcel for which development is proposed, illustrated as follows:
  - The R.V. spaces present at APN 141-093-01 shall be removed before issuance of the building permit for Phase II of development.
  - The R.V. spaces present at APN 141-091-03 shall be removed before issuance of the building permit for Phase III of development.
  - The two mobile homes present at APN 141-091-03 shall be removed before issuance of the building permit for Phase III of development.

At any instance in which any mobile homes or R.V. park spaces are demolished, the corresponding use permit allowing a mobile home (Use Permit #59-13) or R.V. park (Use Permit #82-83-19) at the project site is null and void.

7. The applicant/owner must merge APNs 141-091-02 and 03 before issuance of the building permit for Phase III of the project in order for the mini-storage buildings proposed during Phase III to meet the required 30-foot fire safety setbacks.
8. The applicant/owner must merge APNs 141-093-01 and 02 before issuance of the building permit for Phase IV of the project in order for the mini-storage buildings proposed during Phase IV to meet the required 30-foot fire safety setbacks.
9. In order to avoid impacts to nesting migratory birds and/or raptors protection under Fish and Game Code Section 3503 and 3503.5, the applicant (or its biologist) must either:
  - i. Conduct tree removal from September 1<sup>st</sup> through January 31<sup>st</sup>, when birds are not nesting; or
  - ii. Conduct pre-construction nesting bird surveys if tree removal is to take place during the nesting season (February 1<sup>st</sup> through August 31<sup>st</sup>). These surveys shall be conducted by a qualified biologist no more than two weeks prior to tree removal during the nesting season. If an active nest is identified on-site during the pre-construction nest surveys, a non-disturbance buffer shall be established around the nest by a qualified biologist and

proposed to the California Department of Fish and Wildlife for approval. No tree removal or construction activities shall occur within this non-disturbance buffer until the young have fledged, as determined through additional monitoring by the qualified biologist. The results of the pre-construction survey(s) shall be sent to the Department of Planning and Building Services and the California Department of Fish and Wildlife at: California Department of Fish and Wildlife, Attn: CEQA, 601 Locust Street, Redding, CA 96001. The applicant will provide a letter from CDFW that confirms that the buffer radius (radii) as proposed by the qualified biologist is (are) appropriate. If the applicant cannot provide such a letter, the Planning Commission will determine what mitigation is appropriate. The above will occur before issuance of an Authorization to Operate and before issuance of a Building Permit.

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

10. In the event of an inadvertent discovery of previously unidentified cultural material, all construction work must stop until a qualified archaeologist can assess said material and determine, in consultation with the Department of Planning and Building Services, what kind and/or whether any mitigation is necessary.
11. In the event of the accidental discovery or recognition of any human remains, there shall be no further disturbance of the site or any nearby area until the County Coroner is contacted to determine that no investigation of the cause of death is necessary and consulted, per State law. The ensuing consultation process shall follow Section 15064.5(e) of the CQEA Guidelines. Ultimately, the goal of consultation is to establish an agreement between the most likely lineal descendant designated by the Native American Heritage Commission and the project proponent(s) with regard to a plan for treatment and disposition of any human remains and artifacts which might be found in association. Such treatment and disposition may require reburial of any identified human remains/burials within a "preserve" or other designated portion of the development property not subject to ground disturbing activities.

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

12. The proposed mini-storage shall only operate from 9 a.m. to 6 p.m. each day.
13. Security lighting mounted on the buildings must be angled downward in order to avoid confusion and reduce glare and impacts to nighttime views. 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.

14. Noise produced by the mini-storage shall not exceed 67.5 dB L<sub>dn</sub>/CNEL at the nearest property line
15. The applicant/owner shall ensure that at least 10 of the existing American elm trees remain at the project site (at APNs 141-091-03 and 141-093-01 or the two legal parcels created after the required mergers) during each phase of construction and after project completion. The final inspection for each phase of construction will verify that the applicant/owner remains in good standing with this condition.
16. At the time operations approved by this Use Permit are discontinued, all structures, associated equipment, and all debris shall be removed from the site within 6 months (after securing a demolition permit). If not removed within 6 months, the County may cause the structures, associated equipment, and all debris to be removed at the expense of the operator and/or property owner.

RECEIVED

DEC 06 2018

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INTEROFFICE MEMORANDUM

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*Lassen County Department of  
Planning and Building Services*

**TO:** GAYLON NORWOOD, ASSISTANT DIRECTOR OF PLANNING AND  
BUILDING SERVICES

**FROM:** ELLEN COGNINA, ENVIRONMENTAL HEALTH DIRECTOR

**SUBJECT:** SEPTIC SYSTEM ABANDONMENT REQUIREMENTS FOR APPROVAL OF  
USE PERMIT # 2018-009

**DATE:** DECEMBER 6, 2018

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I recommend the following conditions be required before approving the Use Permit #2018-009 for APN#'s 141-093-01, 141-091-02, 141-091-03:

1. The property owner must contact Lassen County Environmental Health Department to apply to properly abandon any septic systems that will no longer be in use.

# DEPARTMENT of PUBLIC WORKS

County of Lassen



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

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DEC 06 2018

*Lassen County Department of  
Planning and Building Services*

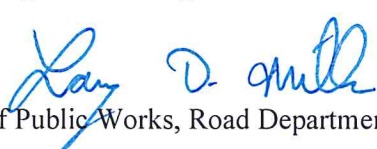
707 Nevada Street, Suite 4  
Susanville, CA 96130

☎ 530) 251-8288  
FAX: (530) 251-2675

TAC  
2018/354

November 28, 2018

TO: County Planning and Building Services

FROM: Larry Millar   
Department of Public Works, Road Department

SUBJECT: Use Permit 2018-009, Schauffler  
Technical Advisory Meeting, December 6, 2018

FINDINGS: Access is from Riverview Drive which is off State Highway 395, both of which  
are not in the County Maintained Road System.

CONDITIONS: None



County of Lassen  
Department of Planning and Building Services

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

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Lassen County Department of  
Planning and Building Services

November 21, 2018

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: December 6, 2018

FROM: Don Willis, Lassen County Surveyor

Zoning & Building  
Inspection Requests  
Phone: 530 257-5263

SUBJECT: Use Permit No. 2018-009 – The William Schauffler and Stephanie Schauffler  
Revocable Living Trust.  
Assessor's Parcel Numbers: 141-091-02, 141-091-03, 141-093-01 and 141-093-02.

**LASSEN COUNTY SURVEYOR FINDS AS FOLLOWS:**

1. The subject parcels are currently owned by William Schauffler and Stephanie Schauffler, as Trustees of The William Schauffler and Stephanie Schauffler Revocable Living Trust dated February 8, 2016, as shown at a Trust Transfer Deed recorded on September 10, 2018, as Document Number 2018-03669 of the Official Records of Lassen County, California. The lands described within this deed are known as Assessor's Parcel Numbers 141-091-02, 141-091-03, 141-093-01 and 141-093-02 and are located in a portion of Section 7, Township 25 North, Range 17 East, Mount Diablo Base and Meridian.
2. The legal description for the ownership noted above describes the property as Lots 2, 3, 4 and 5 of Willow Springs No. 2, as the same was filed on September 15, 1958 in Book 3 of Maps, Page 97, of the Official Records of Lassen County. This subdivision map was approved by the Lassen County Board of Supervisors on September 15, 1958 and the subject parcels were created in compliance with the Subdivision Map Act and local ordinances.
3. Access to the subject parcel is from Riverview Drive by way of U.S. Highway 395. This roadway is privately maintained (not in the County maintained system) and has a right-of-way width of 60 feet as shown on the recorded map of Willow Springs No. 2. An offer of dedication for "County Road purposes and for public utilities uses" was made by the original developers when the subdivision was approved by the Lassen County Board of Supervisors. This offer was ultimately *not* accepted by the Board of Supervisors.

**LASSEN COUNTY SURVEYOR RECOMMENDS THE FOLLOWING CONDITIONS FOR  
USE PERMIT NO. 2018-009 (THE WILLIAM SCHAUFFLER AND STEPHANIE  
SCHAUFFLER REVOCABLE LIVING TRUST):**

1. None.

Respectfully submitted,

Don Willis, L.S. 7742  
Lassen County Surveyor

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

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION APPROVING  
USE PERMIT 2018-009, SCHAUFFLER

WHEREAS, the Planning Commission of Lassen County, after due notice and a public hearing held on January 2, 2019, has considered Use Permit #2018-009, filed by William and Stephanie Schauffler to construct a mini-storage facility (composed of eight storage buildings totaling 21,200 square feet) over a four-phase period. All storage units will be for rent, totaling almost 200 units when the facility is built out. The existing 10-lot R.V. park spaces and two-unit mobilehome park at the site and related utilities will be removed during development. The project site is located at 436-945 Riverview Drive, Doyle, CA 96109 (address for APN 141-093-01; the other APNs do not have assigned addresses). APNs: 141-091-02, 141-091-03, 141-093-01, 141-093-02.

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

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

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Lassen County Planning Commission finds as follows:
  - a. The proposed project is consistent with the *Lassen County General Plan, 2000*, and the provisions of Lassen County Code Section 18.112, which establish the regulations regarding the issuance of Use Permits.
  - b. That the project, as conditioned, will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or to the general welfare.
  - c. On the basis of the whole record before the Planning Commission, including the initial study and all comments received during the public review process, that there is no substantial evidence that the project will have a significant effect on the environment and that the negative declaration reflects the lead agency's independent judgment and analysis.
3. The Lassen County Planning Commission hereby adopts the Technical Advisory Committee findings dated November 16, 2018, and contained in the Planning



Commission staff report.

4. The Lassen County Planning Commission hereby approves Use Permit Application #2018-009, filed by William and Stephanie Schaufler, subject to the conditions of approval set forth as 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 2<sup>nd</sup> day of January 2019, 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 #2018-009

1. Noncompliance with any of the following use permit conditions shall constitute grounds for revocation of the use permit (pursuant to Lassen County Code Section 18.112.060).
2. The Use Permit shall be granted for the use as approved by the Planning Commission. Substantial revisions and/or expansions of the project will require a new Use Permit, subject to the approval of the Planning Commission.
3. The applicant shall obtain all necessary building permits from the Lassen County Department of Planning and Building Services before the commencement of construction.
4. No mini-storage buildings shall be operated until the relevant Certificate of Occupancy has been acquired.
5. The door height of the doors providing access to each mini-storage unit shall not exceed 10 feet.
6. The mini-storage buildings, including the roofs and doors, shall be painted beige. The paint coating shall be maintained to the satisfaction of the Department of Planning and Building Services.
7. All existing mobile homes and R.V. park spaces existing at the same parcel on which development for that phase is proposed shall be satisfactorily removed/demolished (as required by the Building Division) before issuance of the building permit for that same parcel for which development is proposed, illustrated as follows:
  - The R.V. spaces present at APN 141-093-01 shall be removed before issuance of the building permit for Phase II of development.
  - The R.V. spaces present at APN 141-091-03 shall be removed before issuance of the building permit for Phase III of development.
  - The two mobile homes present at APN 141-091-03 shall be removed before issuance of the building permit for Phase III of development.

At any instance in which any mobile homes or R.V. park spaces are demolished, the corresponding use permit allowing a mobile home (Use Permit #59-13) or R.V. park (Use Permit #82-83-19) at the project site is null and void.

8. Prior to issuance of the building permit for construction of Phase II of development, the property owner must contact the Lassen County Department of Environmental Health to apply to properly abandon any septic systems that will no longer be in use.

9. The applicant/owner must merge APNs 141-091-02 and 03 before issuance of the building permit for Phase III of the project in order for the mini-storage buildings proposed during Phase III to meet the required 30-foot fire safety setbacks.
10. The applicant/owner must merge APNs 141-093-01 and 02 before issuance of the building permit for Phase IV of the project in order for the mini-storage buildings proposed during Phase IV to meet the required 30-foot fire safety setbacks.
11. In order to avoid impacts to nesting migratory birds and/or raptors protection under Fish and Game Code Section 3503 and 3503.5, the applicant (or its biologist) must either:
  - i. Conduct tree removal from September 1<sup>st</sup> through January 31<sup>st</sup>, when birds are not nesting; or
  - ii. Conduct pre-construction nesting bird surveys if tree removal is to take place during the nesting season (February 1<sup>st</sup> through August 31<sup>st</sup>). These surveys shall be conducted by a qualified biologist no more than two weeks prior to tree removal during the nesting season. If an active nest is identified on-site during the pre-construction nest surveys, a non-disturbance buffer shall be established around the nest by a qualified biologist and proposed to the California Department of Fish and Wildlife for approval. No tree removal or construction activities shall occur within this non-disturbance buffer until the young have fledged, as determined through additional monitoring by the qualified biologist. The results of the pre-construction survey(s) shall be sent to the Department of Planning and Building Services and the California Department of Fish and Wildlife at: California Department of Fish and Wildlife, Attn: CEQA, 601 Locust Street, Redding, CA 96001. The applicant will provide a letter from CDFW that confirms that the buffer radius (radii) as proposed by the qualified biologist is (are) appropriate. If the applicant cannot provide such a letter, the Planning Commission will determine what mitigation is appropriate. The above will occur before issuance of an Authorization to Operate and before issuance of a Building Permit.

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

12. In the event of an inadvertent discovery of previously unidentified cultural material, all construction work must stop until a qualified archaeologist can assess said material and determine, in consultation with the Department of Planning and Building Services, what kind and/or whether any mitigation is necessary.
13. In the event of the accidental discovery or recognition of any human remains, there shall be no further disturbance of the site or any nearby area until the County Coroner is contacted to determine that no investigation of the cause of death is necessary and consulted, per State law. The ensuing consultation process shall follow Section 15064.5(e) of the CQEA Guidelines. Ultimately, the goal of consultation is to

establish an agreement between the most likely lineal descendant designated by the Native American Heritage Commission and the project proponent(s) with regard to a plan for treatment and disposition of any human remains and artifacts which might be found in association. Such treatment and disposition may require reburial of any identified human remains/burials within a “preserve” or other designated portion of the development property not subject to ground disturbing activities.

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

14. The proposed mini-storage shall only operate from 9 a.m. to 6 p.m. each day.
15. Security lighting mounted on the buildings must be angled downward in order to avoid confusion and reduce glare and impacts to nighttime views. 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.
16. Noise produced by the mini-storage shall not exceed 67.5 dB  $L_{dn}/CNEL$  at the nearest property line
17. The applicant/owner shall ensure that at least 10 of the existing American elm trees remain at the project site (at APNs 141-091-03 and 141-093-01 or the two legal parcels created after the required mergers) during each phase of construction and after project completion. The final inspection for each phase of construction will verify that the applicant/owner remains in good standing with this condition.
18. At the time operations approved by this Use Permit are discontinued, all structures, associated equipment, and all debris shall be removed from the site within 6 months (after securing a demolition permit). If not removed within 6 months, the County may cause the structures, associated equipment, and all debris to be removed at the expense of the operator and/or property owner.

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

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION DISAPPROVING  
USE PERMIT 2018-009, SCHAUFFLER

WHEREAS, the Planning Commission of Lassen County, after due notice and a public hearing held on January 2, 2019, has considered Use Permit #2018-009, filed by William and Stephanie Schaufler to construct a mini-storage facility (composed of eight storage buildings totaling 21,200 square feet) over a four-phase period. All storage units will be for rent, totaling almost 200 units when the facility is built out. The existing 10-lot R.V. park spaces and two-unit mobilehome park at the site and related utilities will be removed during development. The project site is located at 436-945 Riverview Drive, Doyle, CA 96109 (address for APN 141-093-01; the other APNs do not have assigned addresses). APNs: 141-091-02, 141-091-03, 141-093-01, 141-093-02.

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 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 Lassen County Planning Commission finds as follows:
  - a. The proposed project is not consistent with the *Lassen County General Plan, 2000*, and the provisions of Lassen County Code Section 18.112, which establish the regulations regarding the issuance of Use Permits.
  - b. That the project, as conditioned, will, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such use, and will be detrimental or injurious to property and improvements in the neighborhood or to the general welfare.
3. The Lassen County Planning Commission hereby disapproves Use Permit Application #2018-009, filed by William and Stephanie Schaufler.

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

Page 2 of 2

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the 2<sup>nd</sup> day of January 2019, by the following vote:

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

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

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

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

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

ATTEST:

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

**PROPOSED NEGATIVE DECLARATION #2018-010**

**LEAD AGENCY:** Lassen County

**PROJECT NAME:** Use Permit #2018-009

**APPLICANT:** William and Stephanie Schauffler

**PROJECT DESCRIPTION:**

Proposal to construct a mini-storage facility (composed of eight storage buildings totaling 21,200 square feet) over a four-phase period. All storage units will be for rent, totaling almost 200 units when the facility is built out. The existing 10-lot R.V. park spaces and two-unit mobilehome park at the site and related utilities will be removed during development. The subject parcels are zoned A-1-H (General Agricultural District, Highway Combining District) and have an "Extensive Agriculture" land use designation in the *Lassen County General Plan, 2000*.

**PUBLIC REVIEW PERIOD:**

November 6, 2018 through December 6, 2018

**PROJECT LOCATION:**

The project site is located approximately one mile north of Doyle along U.S. Highway 395 at 436-945 Riverview Drive, Doyle, CA 96109 (address for APN 141-093-01; the other APNs do not have assigned addresses).

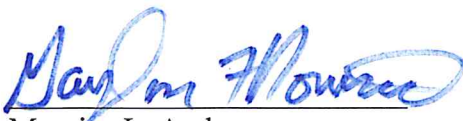
**APNs:**

141-091-02, 141-091-03, 141-093-01, 141-093-02

**FINDINGS:**

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

Signature:

  
for Maurice L. Anderson,  
Environmental Review Officer

Date:

11-2-18

**INITIAL STUDY #2018-010 FOR USE PERMIT #2018-009, SCHAUFFLER**

**DETERMINATION:**

On the basis of this Initial Study:

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

  
Maurice L. Anderson,  
Environmental Review Officer

11-1-18  
Date

<b>Project Title:</b>	Use Permit #2018-009, Initial Study #2018-010, Schauffler
<b>Lead Agency Name and Address:</b>	Lassen County Department of Planning and Building Services 707 Nevada Street, Suite 5 Susanville, CA 96130
<b>Project Location:</b>	The project site is located approximately one mile north of Doyle along U.S. Highway 395 at 436-945 Riverview Drive, Doyle, CA 96109 (address for APN 141-093-01; the other APNs do not have assigned addresses). APNs: 141-091-02, 141-091-03, 141-093-01, 141-093-02
<b>Proponent's Name and Address:</b>	William and Stephanie Schauffler
<b>General Plan:</b>	"Extensive Agriculture," <i>Lassen County General Plan, 2000</i> .
<b>Zoning:</b>	A-1-H (General Agricultural District, Highway Combining District)
<b>Authority:</b>	Use Permit, Lassen County Code Section 18.112 et seq.



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## ATTACHMENTS

Attachment 1, Project Applications and Supporting Information  
Attachment 2, Project Layout and Vicinity Map  
Attachment 3, Request for Early Consultation  
Attachment 4, Letter from the California Department of Fish and Wildlife dated August 14, 2018



**Figure 1. Vicinity Map**

**Project Description:** Proposal to construct a mini-storage facility (composed of eight storage buildings totaling 21,200 square feet) over a four-phase period. All storage units will be for rent, totaling almost 200 units when the facility is built out. The existing 10-lot R.V. park spaces and two-unit mobilehome park at the site and related utilities will be removed during development. The subject parcels are zoned A-1-H (General Agricultural District, Highway Combining District) and have an “Extensive Agriculture” land use designation in the *Lassen County General Plan, 2000*.

**Project Location:** The project site is located approximately one mile north of Doyle along U.S. Highway 395 at 436-945 Riverview Drive, Doyle, CA 96109 (address for APN 141-093-01; the other APNs do not have assigned addresses). The subject parcels are located in the Doyle 7.5-minute Quadrangle as identified by the United States Geological Survey.

**Environmental Setting:** Both a mobilehome park and an RV park, each approved by use permit<sup>1</sup> and collectively known as “Windbreak Mobile Home & R.V. Park,” exist at the project

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<sup>1</sup> The Planning Commission approved Use Permit #59-13 on June 8, 1959, to “[e]stablish [a] trailer park facility” at APN 141-091-03. The Planning Commission also approved Use Permit #82-83-19 on September 8, 1982 to “construct and operate a 10-unit Recreational Trailer Park and a 10-unit Tent Camp...” at APNs 141-093-01 and 02, respectively. It seems as though the tent camp component was never constructed. Google Earth aerial imagery and a

site. Two site-built homes, two mobilehomes, an accessory building used for laundry and restrooms (one site-built home unit is in said accessory building), a cargo container, and four other miscellaneous accessory buildings exist at the project site.

**ACCESS:** Access to the project site is from U.S. Highway 395 and Riverview Drive.

**VEGETATION:** There are approximately 40-45 trees at the project site (on APNs 141-091-03 and 141-093-01), most of which appear to be American elm. Weedy shrubs and puncture vine are prevalent on the undeveloped parcels (APNs 141-091-02 and 141-093-02).

Special plant species include Schoolcraft's wild buckwheat, classified as 1B.2 (plants rare, threatened, or endangered in California and elsewhere; fairly threatened in California) and Macdougal's lomatium, many-flowered thelypodium, sagebrush loeflingia, Geyer's milk-vetch, classified as 2B.2 (plants rare, threatened, or endangered in California, but more common elsewhere; fairly threatened in California).

**WILDLIFE:** Wildlife in the project area are typical of the Great Basin region. No rare, threatened, or endangered species pursuant to the Endangered Species Act are known to populate the subject parcel; however, according to the California Department of Fish and Wildlife's California Natural Diversity Database, animals in the Doyle Quadrant that are under special federal or state status include the Swainson's hawk (threatened) and the gray wolf (endangered).

In addition to the federally- or state-designated special status species above, special status species recognized by the California Department of Fish and Wildlife (CDFW) that may occur in the Doyle Quadrant include the golden eagle (fully protected, CDFW watch list) and the prairie falcon (CDFW watch list).

Please see Section 7, titled "Biological Resources," for more information.

**HYDROLOGY:** At its closest point to the subject parcels, Long Valley Creek is approximately 800 feet northeast. According to the United States Fish and Wildlife Service's National Wetlands Inventory Mapper, Long Valley Creek is seasonally flooded, meaning that surface water is present especially early in the growing season, but is absent by the end of the growing season in most years. The Federal Emergency Management Agency identifies the subject parcels as a Zone "X" floodplain zone, defined as an "area of minimal flood hazard" (Zone "X," Panel #06035C2640D, 9/3/2010).

**SOILS:** According to the Natural Resources Conservation Service's (NRCS) Web Soil Survey, soils at the project site are comprised of Galeppi sandy loam (2 to 5 percent slopes, land capability classification of 2e [irrigated] and 6e [nonirrigated]).

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site visit conducted August 15, 2018, confirm that the R.V. park in fact exists at APNs 141-093-01 as well as with the mobilehome park at APN 141-091-03.

**GEOLOGY:** According to the California Department of Conservation California Geological Survey's *Earthquake Fault Zone, Special Studies Zone Maps* for the Doyle Quadrangle, effective November 1991, the Doyle Quadrangle has several "active faults" (considered to have been active during Holocene time); however, the project site is not in a special studies zone (active fault) boundary. The nearest fault zone is approximately 1,000 northeast of the project site, near the rear boundary of the Willow Springs No. 2 Subdivision.

**Surrounding Land Use:** The project site is located approximately one north of Doyle along U.S. Highway 395 at 436-945 Riverview Drive, Doyle, CA 96109 (address for APN 141-093-01; the other APNs do not have assigned addresses). The project site comprises Lots 2, 3, 4, and 5 of the Willow Springs No. 2 Subdivision, filed by Berkeley H. Curtis and Thelma I. Curtis, recorded on September 15, 1958, at Book 3, Page 97 of the Official Records of Lassen County, California. Immediately surrounding parcels consist of single-family residential development and unimproved land in the subdivision and are zoned 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>Northwest</b>	A-1-H*	0.61	"Extensive Agriculture"
<b>North</b>	A-1-H, A-1**	1.43	"Extensive Agriculture"
<b>East</b>	A-1	1.43, 1.01	"Extensive Agriculture"
<b>Southeast</b>	A-1-H	0.55	"Extensive Agriculture"
<b>West</b>	A-1-H, A-1	2.43, 2.46, 3.16	"Extensive Agriculture"

\* The A-1-H zoning district is the "General Agricultural District, Highway Combining District" as defined in Section 18.16 et seq. and 18.92 et seq. of the Lassen County Code

\*\* The A-1 zoning district is the "General Agricultural District" as defined in Sections 18.16 et seq. of the Lassen County Code

# 1. LAND USE AND PLANNING. Would the project:

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

## DISCUSSION:

- (a) The proposed project is located adjacent to the northwest corner of the Willow Springs No. 2 Subdivision approximately one mile north of Doyle on Lots 2, 3, 4, and 5. As discussed in the “Environmental Setting” section of this initial study above, Lot 3 has an existing mobilehome park with two mobilehomes (and a site-built home) currently on said lot. Said mobilehomes will be removed as development occurs. In addition, several inhabited R.V.s exist at the project site, mostly on Lot 3, although Lot 4 also contains R.V.s and a site-built home in the laundry/restroom building. In total, six R.V.s at the project site are occupied. Eight people currently live at the project site.

Lot 1 (which is in the northwest corner of the subdivision) contains a developed single-family residence and accessory structures, but the proposed project will not impede access to said lot. According to the Willow Springs No. 2 Subdivision Map, there is a 30-foot-wide access and utilities easement to the rear of Lots 2 and 3 (accessible from Riverview Drive) that serves Lot 1 and Lot 53 (Lot 53 is to the rear, or northeast of, the project site). All proposed fencing will exclude the above easement. In addition, Google Earth aerial imagery dated March 21, 2014, shows that Lot 1 has a direct encroachment onto U.S. Highway 395.

Furthermore, several of the parcels in the subdivision surrounding the project site are unimproved, and may not constitute part of an “established” community. If the existing R.V. and mobilehome parks are thought of as an “established community,” then the project will divide said community, as these unit will ultimately be removed. However, in

light of the above and given questions about whether eight people constitute an “established community”, the above division will have a less than significant impact.

- (b) The project site is zoned A-1-H (General Agricultural District, Highway Combining District) and is designated “Extensive Agriculture” according to the *Lassen County General Plan, 2000*. According to Lassen County Code Section 18.16.150(6), the A-1 district allows for “[u]ses allowed by right or by use permit in the C-T zone” by use permit. According to Lassen County Code Sections 18.34.030(1) and (10), the C-T district allows “mini-storage warehouses” by right. Therefore, mini-storage warehouses (such as the current proposal) are allowed in the A-1 district by use permit.

In addition, Lassen County Code Section 18.102.070 sets forth development criteria for the construction of mini-storage warehouses as follows:

***18.102.070 Mini-storage warehouses.***

*For the construction of mini-storage warehouses the following development criteria shall apply:*

- (1) Natural or earth-tone colors shall apply;*
- (2) Not more than two access points may be allowed on any street;*
- (3) Door height shall not exceed ten feet;*
- (4) Access ways shall be 1.5 times the depth of the units facing single-sided driveways, or equal to the sum of the depths of both units for double-sided driveways, not to exceed thirty feet and not less than ten feet. Adequate additional area shall be incorporated to provide for turning radius.*
- (5) Minimum building setbacks shall be as applied to any main building in the zoning district within which the mini-storage warehouse is located, but shall be not less than the following:*
  - (A) Front: Ten feet, except that additional setback may be required through the design review process in the event that the Road Commissioner finds that sight distance should be increased.*
  - (B) Side: None, provided that all runoff from the building is directed to the interior of the property.*
  - (C) Rear: None, provided that all runoff from the building is directed to the interior of the property.*
- (6) Design review, pursuant to Chapter 18.118 of this title, shall be required.*

*The development criteria set forth in this section constitute the minimum allowable standards for development of mini-storage warehouses in Lassen County. The architectural review committee may apply additional standards if it finds such are necessary to protect the interests of the general public, surrounding landowners or the project proponent. (Ord. 467-AC § 26, 2003; Ord. 467-G § 2, 1990).*

The proposed project is consistent with Lassen County Code Section 18.102.070 above.

Lastly, although Lassen County Code Section 18.104.010 sets forth standards regarding required parking areas, said section does not explicitly address mini-storage warehouses. In accordance with Lassen County Code Section 18.122.020, the Director of the Department of Planning and Building Services, however, has determined that, given the list of uses that said section addresses, mini-storage warehouses are most similar to nurseries, garden supply, or building material yards. This is insofar as they are all commercial uses and share the temporary nature of loading and unloading various goods in an outdoor or semi-outdoor setting. According to Section 18.104.010(3)(A), said uses require “one space for each five hundred square feet of gross floor area...”, which for the proposed project amounts to 40 total spaces.

Each storage unit, however, has a de facto parking space in front of it. Because the applicant proposes almost 200 units, the proposed project is consistent with Lassen County Code Section 18.104.010<sup>2</sup>.

Consistent with the above line of reasoning, the applicant states that “[c]ustomers will be accessing their storage units, so they will park adjacent to the [storage] unit in the access aisle.” Because of this, the applicant is proposing two dedicated parking spaces (one for an employee in case that the remotely-located employee must visit the proposed mini-storage, and one for customers).

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

### **Designation of Land Uses**

- *Implementation Measure LU-A: The County shall utilize the zoning provisions of the Lassen County Code to adopt and enforce corresponding zoning districts, and to consider the approval of related use permits and land divisions, which implement and are compatible with the policies, general land uses and programs specified in this Land Use Element and in area plans adopted as part of the General Plan.*

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<sup>2</sup> The applicant may also be required to have Americans with Disabilities Act-accessible parking, but this will be addressed through the Use Permit process and is not necessary to address in this initial study.

- *Implementation Measure LU-B: The County recognizes the need and legal requirements for making land use decisions which are consistent with the General Plan.*

#### **1. ISSUE: Land Use Compatibility**

- *GOAL L-4: Compatibility between land use types by providing for complementary mixtures and patterns of land uses.*
- *LU-6 POLICY: The County recognizes general plan land use designations and consistent zoning as the appropriate and primary tools for attempting to achieve and maintain compatibility of land uses within the context of the County's land use authority and local control.*
- *Implementation Measure LU-F: The County shall continue to utilize the California Environmental Quality Act (CEQA) process, when applicable, to evaluate the potential impacts of proposed changes in land uses on surrounding lands and to implement appropriate mitigation measures when needed.*

#### **2. ISSUE: Growth and Development**

- *GOAL L-5: Orderly, contiguous growth and appropriate land-conserving densities as an alternative to sprawl and "leap-frog" development.*
- *Implementation Measure LU-G: The County shall phase out the use of the A-1, General Agriculture District, and shall, following appropriate public hearings, rezone all areas currently zoned A-1 to more specific zoning districts which are consistent with General Plan land use designations.*

#### **4. ISSUE: Neighborhood Quality**

- *GOAL L-8: Neighborhoods which offer safe and pleasant living environments for the residents of Lassen County.*
- *LU21 POLICY: The County supports the need to maintain safe and pleasant living environments and, in consideration of related land use decisions, shall require mitigation of impacts which significantly threaten such qualities.*
- *GOAL L-10: Reasonable development and design review standards which protect communities from poorly designed development which detracts from the overall quality of the area.*

#### **5. ISSUE: Transportation**



- *GOAL L-11: Transportation systems which compliment [sic] and support the County's land use patterns.*
- *LU25 POLICY: The County shall continue to review and, when warranted, formulate improved standards for the necessary improvement and maintenance of roads serving new development, including standards for the incremental improvement or development of public roads.*
- *LU26 POLICY: When proposed projects will generate a substantial number of large trucks carrying heavy loads, the County shall require special mitigation measures to insure that those projects do not cause significant deterioration of County roads, or will otherwise mitigate such damage with adequate repair.*
- *Implementation Measure LU-R: Pursuant to impacts evaluated in an environmental impact report or other form of project review, the County may require mitigation measures which will insure that project developers adequately and fairly compensate or participate with the County in the necessary upgrading and/or repair of roads which will be significantly damaged by a project.*

#### **6. ISSUE: Commercial Land Uses**

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

#### **8. ISSUE: Public Services**

- *GOAL L-14: A rate and the location of community growth which does not result in a significant burden to existing levels of public services and facilities, including schools, fire protection, and community sewer and water facilities.*

#### **15. ISSUE: Wildlife Habitat**

- *GOAL L-22: Protection and enhancement of important wildlife habitats to support healthy, abundant and diverse wildlife populations.*

#### **Extensive Agriculture**

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

*Corresponding Zoning: ‘U-C’ Upland Conservation District, ‘U-C-2’ Upland Conservation/Resource Management District; ‘TPZ’ Timber Production Zone”*  
**Scenic Corridor**

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

#### **ISSUE: Commercial Uses**

*Lassen County has generally supported and encouraged the development of new, and the retention and expansion of existing, commercial uses and facilities. Such development is good for the economic development of Lassen County, including the development of new employment opportunities. Aside from this general*

*endorsement for commercial development, the primary land use issues related to commercial uses are in the areas of general compatibility with surrounding land uses, orderly growth of existing commercial areas, and the need to have adequate infrastructure to serve expanding commercial areas.*

*The County is sometimes requested to consider the development of commercial establishments which are not within existing commercial areas. Such commercial proposals may be along a highway and are proposed to serve and take advantage of the needs of tourists and the general traveling public. Another frequently considered need or desire in many areas is for neighborhood-type convenience stores. Such development may serve special needs. However, they also have the potential of creating conflicting land use issues a creating a precedent for the leap-frog and sprawl of commercial uses. The 1968 General Plan stated:*

*The guiding principle in locating commercial enterprises in the County is that they be grouped and not allowed to sprawl along the roadside. Grouping stores and services into activity centers with high standards for physical improvements, landscaping and sign control will not only insure the preservation of the scenic beauty of Lassen's roadsides, but will also reinforce the image of the County as a pleasant place to tour which can increase the volume of trade (Page 21).*

*As recreation and touring traffic builds up on the highways of Lassen County, there will be mounting pressure for commercial uses to serve the motorist at scattered locations throughout the County. The assumption made in the Plan that these will be successfully accommodated so that automobile oriented commercial uses will be located in existing communities or carefully selected points outside the communities.*

*When allowed, the County may want to further regulate the design of dispersed commercial sites to further promote the compatibility of such uses and to minimize their visual impact on the surrounding areas, especially within scenic corridors.*

- *GOAL N-23: Scenic resources of high quality which will continue to be enjoyed by residents and visitors and which will continue to be an asset to the reputation and economic resources of Lassen County.*
- *NR78 POLICY: The County has identified areas of scenic importance and sensitivity along state highways and major County roads and has designated those areas as "Scenic Corridors". (Refer to the General Plan land use map and related designations in various area plans, which may also be regarded as "scenic highway corridors".) The County will develop and enforce policies and regulations to protect areas designated as scenic corridors from unjustified levels of visual deterioration.*

- *Implementation Measure NR-V: Areas designated and zoned for development in scenic corridors shall be zoned as “Design Review Combining Districts” or otherwise regulated to require review and management by the County of the visual impacts of proposed development.*
- *Implementation Measure NR-W: The County shall adopt design and development standards for use in “Design Review” areas and scenic corridors to guide the consideration and management of potential significant impacts to scenic resources.*

The proposed project does not conflict with any applicable land use plan, policy, or regulation (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect and therefore will result in less than significant impacts to the above.

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

## 2. POPULATION AND HOUSING. Would the project:

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

### DISCUSSION:

- (a) It is extremely improbable that the proposed project would induce substantial (or even any) population growth, either directly or indirectly and it would be speculative to analyze such a correlation in this initial study. Section 15064(d)(3) of the 2018 California Environmental Quality Act (CEQA) Guidelines states that “an indirect physical change is to be considered only if that change is a reasonably foreseeable impact which may be caused by the project. A change which is speculative or unlikely to occur is not reasonably foreseeable.”

Any substantial increase in population in Lassen County would likely occur only in the event of a substantial increase in permanent jobs. The project may result in a slight increase in population on account of the construction jobs it creates, but any such population growth will be temporary and sporadic, as construction of the proposed mini-storage will be completed in four phases.<sup>3</sup> The proposed project is expected to generate one job after construction.

Lastly, the project does not propose any housing or commercial development, nor the extension of roads or other infrastructure that would provide for population growth. The proposed project will replace an existing mobilehome and R.V. park that currently house eight people. If anything, the project could result in a net decrease in population.

<sup>3</sup> Phase 1 will occur between the fall of 2018 and April 2019, Phase 2 will begin in the spring of 2020 and finish in the summer of 2020, Phase 3 will start in the spring of 2022 and finish in the summer of 2022, and Phase 4 will start in the spring of 2023 and finish in the summer of 2023.

For these reasons, the project will have a less than significant impact to population growth, either directly or indirectly.

- (b, c) The project will displace two mobilehomes and six inhabited recreational vehicles in the R.V. park. Eight people currently live at the project site. The project will displace the people in the above living spaces; however, Doyle has sufficient housing for the above displaced people and therefore the project will not necessitate the construction of replacement housing elsewhere.

### 3. GEOLOGIC PROBLEMS. Would the project:

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

## DISCUSSION:

- (a, c) According to the California Department of Conservation California Geological Survey's *Earthquake Fault Zone, Special Studies Zone Maps* for the Doyle Quadrangle, effective November 1991, the Doyle Quadrangle has several "active faults" (considered to have been active during Holocene time); however, the project site itself is not in a special studies zone (active fault) boundary. The nearest fault zone is approximately 1,000 northeast of the project site, near the rear boundary of the Willow Springs No. 2 Subdivision. The site is not located on an earthquake fault, and the slope of the subject parcel is negligible (between 2 and 5 percent).

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

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

According to the U.S. Department of Agriculture, topsoil is "the upper part of the soil, which is the most favorable material for plant growth. It is ordinarily rich in organic matter and is used to topdress roadbanks, lawns, and land affected by mining."<sup>4</sup> NRCS's Web Soil Survey rates both Galeppi sandy loam as a "fair" potential source of topsoil. However, the total area of the subject parcels is only 2.68 acres, (the parcels individually range from 0.66 to 0.70 acres in size) and as stated above are within the Willow Springs No. 2 Subdivision. The potential for agricultural use at the subject parcel is therefore low. Lastly, the existing R.V. and mobilehome parks have already resulted in the loss of some topsoil. In light of these considerations, the project will result in a less than significant loss of topsoil.

- (d) Expansive soils are predominantly comprised of clays, which expand in volume when water is absorbed and shrink when the soil dries. Expansion is measured by shrink-swell potential, which is the volume change in soil with a gain in moisture. Soils with a

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<sup>4</sup> United States Department of Agriculture. Technical References. *Glossary of Soil Survey Terms*, October 2015. Online at: <https://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/ref/>. Site visited September 11, 2018.



moderate to high shrink-swell potential can cause damage to buildings and infrastructure. According to the NRCS's Web Soil Survey, Galeppi sandy loam is a "silty sand" as defined by the Unified Soil Classification System. Silty sand is classified as a coarse-grained soil, meaning that more than 50 percent of material is larger than a No. 200 sieve size. Clays, however, are classified as fine-grained soil, meaning that 50 percent or more of material is smaller than a No. 200 sieve size. Calpine sandy loam, 0 to 2 percent slopes, comprises only 13.8 percent clay (contrast with 66.2 percent sand, 19.9 percent silt). Galeppi sandy loam, 2 to 5 percent slopes, has a low linear extensibility (shrink-swell potential) of 1.6 percent.<sup>5</sup>

Furthermore, the California Supreme Court has determined that ordinary "CEQA analysis is concerned with a project's impact on the environment, rather than with the environment's impacts on a project and its users or residents."<sup>6</sup> Therefore, any impacts to students or staff at the school on account of expansive soils would not be analyzed in this document.

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

- (e) According to NRCS's Web Soil Survey, "Septic tank absorption fields are areas in which effluent from a septic tank is distributed into the soil through subsurface tiles or perforated pipe. The ratings are based on the soil properties that affect absorption of the effluent, construction and maintenance of the system, and public health." Galeppi sandy loam is rated as "very limited"; limitations include slow water movement, depth to cemented pan, filtering capacity, and bottom layer seepage. These limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

However, the existing bathroom onsite will not be open to the public, and no bathrooms or other waste-generating components are proposed as part of the project. For these reasons, impacts from septic tanks (including the existing septic tank) or alternative waste water disposal systems to the soil will be less than significant.

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<sup>5</sup> Natural Resources Conservation Service. *National Soil Survey Handbook*, amended November 2017, (Figure 618-A12 on Page 618-A.40) classifies shrink-swell as "low" for soils with a linear extensibility percent of less than three percent. Online at: <https://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=41981.wba>. Site visited September 25, 2018.

<sup>6</sup> *California Building Industry Association v. Bay Area Air Quality Management District* (2015) 62 Cal.4th 369, Case No. S213478.

#### 4. HYDROLOGY AND WATER QUALITY. Would the project:

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

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

DISCUSSION:

(a) Waste water discharge to surface and groundwater is regulated by the State Water Resources Control Board and the Lahontan Regional Water Quality Control Board, who has not responded to a Notice of Early Consultation that the Lassen County Department of Planning and Building Services sent by email on August 2, 2018. This project will not result in any discharge or otherwise violate any water quality standards.

(b) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. The project site is in the Honey Lake Valley Groundwater Basin. According to the California's Department of Water Resources Groundwater Bulletin 118, the total volume of water stored in the upper 100 feet of saturated basin-fill deposits and volcanic-rock aquifers is estimated to be 10 million acre-feet.

Since there are approximately 326,000 gallons in one acre-foot, and an estimated 10 million acre-feet in the upper 100 feet of the Honey Lake Groundwater Basin, any impacts to ground water on account of the project will be less than significant. In fact, there will likely be a reduction in impacts to groundwater, given that the restrooms currently in use will be closed to the public.

(c) The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site. There are no rivers or streams on the project site.

(d) The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. The project site is completely underlain with Galeppi sandy loam. According to the NRCS Web Soil Survey, Galeppi sandy loam has a "none" rating for flooding, meaning that flooding is not probable. The chance of flooding is nearly zero percent in any year; flooding occurs less than once in 500 years. Moreover, said database

classifies Galeppi sandy loam as “well drained”<sup>7</sup> meaning it has low runoff potential. Also see subsection (e) below.

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

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

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

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<sup>7</sup> The United States Department of Agriculture’s *Soil Survey Manual (Handbook No. 18)*, issued in March of 2017, gives the following definitions for the natural drainage class identified above:

*Well drained: Water is removed from the soil readily but not rapidly. Internal free water occurrence is deep or very deep; annual duration is not specified. Water is available to plants throughout most of the growing season in humid regions. Wetness does not inhibit root growth for significant periods during most growing seasons. The soils are mainly free of, or are deep or very deep to, redoximorphic features related to wetness.*

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

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

**DISCUSSION:**

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

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

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

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

The United States Environmental Protection Agency (EPA) makes national designations for six airborne pollutants: ozone (O<sub>3</sub>), particulate matter (suspended particulate matter [PM<sub>10</sub>]<sup>8</sup> and fine suspended particulate matter [PM<sub>2.5</sub>]<sup>9</sup>), carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>), and lead (Pb). These pollutants are regulated by the EPA's National Ambient Air Quality Standards (NAAQS), which measure the maximum amount of a pollutant that can be present in outdoor air over a specific period of time without harming public health. Lassen County is either "in attainment" or "unclassified" pursuant to the national area designations prepared by the EPA. Federal law requires that all states attain the NAAQS<sup>10</sup>.

California also has ambient air quality standards (California Ambient Air Quality Standards or CAAQS) that predate the original NAAQS. In addition to the six criteria pollutants above, the CAAQS monitor four more: sulfates, hydrogen sulfide, visibility reducing particles, and vinyl chloride<sup>11</sup>, although attainment<sup>12</sup> of the NAAQS has precedence over attainment of the CAAQS. With the exception of vinyl chloride, the CAAQS pollutants are monitored by the California Air Resources Board (CARB).

CARB has designated Lassen County as "in attainment" or "unclassified"<sup>13</sup> in relation to the CAAQS for every pollutant except for PM<sub>10</sub> (Lassen County's carbon monoxide and hydrogen sulfide levels are unclassified like the rest of the Northeast Plateau Air Basin; its visibility-reducing particle levels are also unclassified like the rest of California, except for Lake County). Notably, almost every county in California exceeds the state standards for airborne particulates.

Under state law, local and regional air pollution control districts have the primary responsibility for controlling air pollutant emissions from all sources other than vehicular sources.<sup>14</sup> CARB

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<sup>8</sup> Particulate matter 10 microns (micrometer) in diameter or less.

<sup>9</sup> Particulate matter 2.5 microns in (micrometer) diameter or less.

<sup>10</sup> The "unclassified" designation does not violate the NAAQS.

<sup>11</sup> California Air Resources Board (CARB, or alternately, ARB). Vinyl chloride is a colorless gas with a mild, sweet odor. Most vinyl chloride is used in the process of making polyvinyl chloride (PVC) plastic and vinyl products, and thus may be emitted from industrial processes. Vinyl chloride has been detected near landfills, sewage treatment plants, and hazardous waste sites, due to microbial breakdown of chlorinated solvents, although levels above the standard have not been measured in California since the 1970's. Today, vinyl chloride exposure is primarily an occupational concern. Vinyl chloride is the only pollutant that has a California Ambient Air Quality Standard and is also listed as a toxic air contaminant because of its carcinogenicity. Current regulatory efforts are under ARB's Air Toxics Program. Given the above, project-induced impacts related to the emission of vinyl chloride has been determined to have no known impact. Online at: <https://www.arb.ca.gov/research/aaqs/common-pollutants/vc/vc.htm>. Site visited August 2, 2018.

<sup>12</sup> "Attainment" is the category given to an area with no violations in the last three years.

<sup>13</sup> "Unclassified" is the category given to an area with insufficient data.

<sup>14</sup> *Lassen County 2012 Regional Transportation Plan*. Control of vehicular air pollutant emissions is the responsibility of the California Air Resources Board (CARB).

divides California into air basins and adopts standards of quality for each air basin. Lassen County is part of the Northeast Plateau Air Basin (along with Modoc and Siskiyou counties) and its air quality is managed locally by the Lassen County Air Pollution Control District. According to the Lassen County Air Pollution Control District (APCD), the Air Quality Index in Lassen County is classified as "GOOD"<sup>15</sup> for the majority of the year, although events such as wildfires and inversion layers in winter months can periodically degrade air quality.<sup>16</sup>

According to the *Lassen County 2012 Regional Transportation Plan* (RTP), PM<sub>10</sub> can be caused by sources including fugitive dust, combustion from automobiles and heating, road salt, and conifers, among others. "Constituents that comprise suspended particulates include organic, sulfate, and nitrate aerosols that are formed in the air from emitted hydrocarbons, chloride, sulfur oxides, and oxides of nitrogen. Particulates reduce visibility and pose a health hazard by causing respiratory and related problems." CARB further identifies motor vehicles, wood-burning stoves and fireplaces, dust from construction, landfills, and agriculture, wildfires and brush/waste burning, industrial sources, and windblown dust from open lands as major sources of PM<sub>10</sub>. Among other measures, CARB generally recommends dust control for roads and construction, landscaping and fencing to reduce windblown dust, and driving slowly on unpaved roads and other dirt surfaces to reduce PM<sub>10</sub> pollution.

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

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

- (a) The project will not conflict with or obstruct implementation of any applicable air quality plan, including the Rules and Regulations of the Lassen County Air Pollution Control District.
- (b) The project will not violate any air quality standard nor contribute substantially to an existing or projected air quality violation.

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<sup>15</sup> *Lassen County 2012 Regional Transportation Plan*. The low population density (7.7 people per square mile), limited number of industrial installations, the fact that over half of Lassen County is forest land all contribute to Lassen County's good air quality.

<sup>16</sup> If natural events generate pollutants that exceed the CAAQS, CARB may designate such exceptional events "exceedances" and not necessarily violations of the CAAQS.

(c, d, e) The project will result in some emission of pollutant particulate matter (including PM<sub>10</sub>, the only criteria pollutant for which Lassen County is in non-attainment under the California Ambient Air Quality Standards), both during construction and on account of the vehicle trips to access the project site. The applicant estimates that 500 cubic yards of cut and 1,000 cubic yards of fill will occur or be used for access drives and base rock under floor slabs, and that approximately 86,000 square feet of grading will occur. Grading will be done in phases with a maximum of five days spent on grading in each phase (four phases in total are proposed). Standard excavation and site grading equipment will be used, while a maximum of two trucks may be used during each phase of construction.

However, in the letter submitted to this Department dated July 24, 2018, the applicant states that “[s]tandard dust prevention measures will be used,” including watering and covering stockpiles of material to reduce impacts to a less than significant level. In addition, the fact that construction will be spread out over four phases (one for each parcel) further minimizes air quality impacts to sensitive receptors. Lastly, several of the parcels surrounding the project site are undeveloped and vacant, reducing the number of sensitive receptors in the project vicinity.

Given the above considerations, the project will result in a less than significant impact to air quality.



## 6. TRANSPORTATION/TRAFFIC. Would the project:

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

### DISCUSSION:

Access to the project site is provided by U.S. Highway 395. According to the *Lassen County General Plan, 2000* and the *Lassen County 2012 Regional Transportation Plan (RTP)*, U.S. Highway 395 is classified as an interstate or "principal arterial." Principal

arterials provide the highest level of service at the greatest speed for the longest uninterrupted distance, with some degree of access control.

Typically, U.S. Highway 395 closes to trucks several times a year due to high winds and icy conditions. There are few alternate routes available, with limited services nearby such as gas stations and lodging. According to Figure 3 of the RTP, titled “Lassen County State Highway Segment Existing Daily Level of Service”, U.S. Highway 395 has a Level of Service rating of “C” from SR 36 to the Nevada State Line, consistent with the goal for the RTP.<sup>17</sup> Policy CE-12 in the *Lassen County General Plan, 2000* also states: “No public highway or roadway should be allowed to fall or exist for a substantial amount of time below a Level of Service rating of “E” (i.e., road at or near capacity; reduced speeds; extremely difficult to maneuver; some stoppages.)

- (a-g) There may be temporary, short-term impacts to traffic during the four construction phases of the project on account of truck movement for equipment and workers, as well as on account of the estimated five customer visits per day, but existing level of service can accommodate the minor impacts to traffic on account of the project. This is especially true in light of the fact that the existing mobilehome and R.V. park will be removed.

On account of the above considerations, the project will result in less than significant impacts to transportation/traffic.

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<sup>17</sup> Table CE-1 of the *Lassen County General Plan, 2000*, titled “Level of Service (LOS) Ratings,” describes the Level of Service “C” rating as “stable flow driving but significantly affected by other traffic.”

**7. BIOLOGICAL RESOURCES. Would the project:**

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

## DISCUSSION:

- (a) In its letter dated August 14, 2018, the California Department of Fish and Wildlife (CDFW) recommended the following in order to reduce potential impacts to nesting birds or raptors on account of tree removal proposed at the project site:

*In order to avoid impacts to nesting birds and/or raptors protection under Fish and Game Code Section 3503 and 3503.5, one of the following shall be implemented:*

- 1. Conduct vegetation removal and other ground-disturbing activities associated with construction from September 1<sup>st</sup> through January 31<sup>st</sup>, when birds are not nesting; or*
- 2. Conduct pre-construction nesting bird surveys if vegetation removal or ground disturbing activities are to take place during the nesting season (February 1<sup>st</sup> through August 31<sup>st</sup>). These surveys shall be conducted by a qualified biologist no more than two weeks prior to vegetation removal or construction activities during the nesting season. If an active nest is located during the preconstruction surveys, a non-disturbance buffer shall be established around the nest by a qualified biologist in consultation with the Department [CDFW]. No vegetation removal or construction activities shall occur within this non-disturbance buffer until the young have fledged, as determined through additional monitoring by the qualified biologist. The results of the pre-construction surveys shall be sent to the Department [CDFW] at: California Department of Fish and Wildlife, Attn: CEQA, 601 Locust Street, Redding, CA 96001.*

In her email dated August 15, 2018, CDFW Environmental Scientist Amy Henderson clarifies that “[j]ust to confirm, as long as [the applicant] remove[s] the trees outside [of] the nesting season, there would be no need for a survey.”

No species of special concern are known to occur at the project site. However, since potential habitat for nesting birds and raptors (including species of concern) may exist at the American elm trees on site, it is conceivable that such species could also currently occur at the project site or move to the project site after circulation/adoption of this initial study and its related environmental document. Therefore, if and only if the applicant will remove the existing trees at the project site during the nesting season (from February 1 to August 31) will the applicant be required to conduct surveys and propose a non-disturbance buffer as described above, before tree removal.

The preceding sentence will serve as the basis for a condition of approval for the project. It is not a mitigation measure because mitigation measures mitigate against significant effects; the removal of the trees existing at the project site has not been shown to have a

significant effect on nesting birds, raptors, or any other special status species. If tree removal does in fact occur during the nesting season, the information documented in the required survey(s) will be reviewed to determine whether mitigation will be necessary.

- (b) The proposed project will not have a substantial adverse effect on any riparian habitat as no riparian habitat exists at the project site. The proposed project will have a less than significant impact to any other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service.
- (c) The proposed project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, as no wetlands exist at the project site.
- (d) The proposed project will interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- (e) The proposed project does not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Lassen County does not have a tree preservation ordinance. Any impacts to the policy and implementation measures identified in the discussion portion of this section will be less than significant.
- (f) The proposed project does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

**8. MINERAL RESOURCES. Would the project:**

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

**DISCUSSION:**

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

## 9. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

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

## DISCUSSION:

- (a,b) The letter from Jeff Morrish, the project agent as authorized by the property owners, dated August 30, 2018, states “No hazardous materials will be used during construction [nor] will be [stored] in the [m]ini-[s]torage facility.”
- (c) There are no schools within a one-quarter-mile radius of the project site. The current Long Valley Charter School site is approximately one-half mile north, whereas its proposed location is three-quarters of a mile south of the project site.
- (d) The project is not located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code 65962.5, and will not create a significant hazard to the public or the environment. Staff consulted the “Cortese List Data Resources” provided by the California Environmental Protection Agency<sup>18</sup> (which includes the “Hazardous Waste and Substances Site List”<sup>19</sup> compiled by the California Department of Toxic Substances Control and information compiled by the California Department of Water Resources<sup>20</sup>) to reach this conclusion.
- (e) The project site is not within an airport land use plan or within two miles of a public airport.
- (f) The project site is not within the vicinity of a known private airstrip.
- (g) The project will not impair implementation of or physically interfere with any known adopted emergency response plan or known emergency evacuation plan.
- (h) The project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. Neither the California Department of Forestry and Fire Protection nor the Doyle Fire Protection District responded to the Notice of Early Consultation sent July 30, 2018, to express concern regarding wildfire risk. They will have an opportunity to comment on this initial study during its circulation.

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

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<sup>18</sup> California Environmental Protection Agency. Cortese List Data Resources. Online at: <https://calepa.ca.gov/SiteCleanup/CorteseList/>. Site visited September 11, 2018.

<sup>19</sup> California Department of Toxic Substances Control. EnviroStor online database. Online at: <http://www.envirostor.dtsc.ca.gov/public/>. Site visited September 11, 2018.

<sup>20</sup> State Water Resources Control Board. Geotracker online database. Online at: <http://geotracker.waterboards.ca.gov/>. Site visited September 11, 2018.



# 10. NOISE. Would the project result in:

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

## DISCUSSION:

- (a-f) The nearest sensitive receptor outside of the project site (a residence) is approximately 50 feet from the nearest property line, northwest of the project site, whereas the second nearest sensitive receptor outside of the project site (another residence) is approximately 110 feet east of the project site.

The mini-storage buildings as proposed for Phase I of the proposed project would be approximately 60 feet from the nearest mobilehome and recreational vehicle site; while the mini-storage buildings as proposed for Phase II of the proposed project would be approximately 95 feet from the nearest mobilehome and recreational vehicle site. The

applicant proposes to operate the existing mobilehome- and R.V. parks during construction and operation of Phases I and II of the mini-storage.

Operation of construction equipment, including for excavation and site grading, would generate noise, which would result in a temporary increase in ambient noise levels; however, the project site (and the nearest sensitive receptors, including the mobilehome- and R.V. parks) are both adjacent to (within 200 feet of) U.S. Highway 395, which already generates significant noise due to automobile traffic. It is likely that the project site is already noise-impacted (exterior noise levels in excess of 60 decibels (dB)  $L_{dn}^{21}/CNEL^{22}$  as defined by the *Lassen County Energy Element, 1989*. In addition, Implementation Measure 7 of the *Lassen County Energy Element, 1989* states, “Noise produced by commercial uses shall not exceed 67.5 dB  $L_{dn}/CNEL$  at the nearest property line.” This will be made a condition of approval for the proposed project.

Furthermore, no substantial temporary or periodic increases in ambient noise levels would occur during operation of the proposed project, as mini-storages tend to generate low noise levels. The applicant estimates an average of five customer visits per day (and one remote employee), which is not a significant increase in visits, especially taking into account visits to the existing mobilehome and R.V. parks.<sup>23</sup> The applicant also proposes standard operating hours, from 9:00 a.m. to 6:00 p.m., that will not contribute significant noise. Also, the posted speed limit for Riverview Drive is 5 miles per hour, further reducing any noise impacts (including ground vibration) from vehicular traffic.

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

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

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<sup>21</sup> Day-Night Average Sound Level. The average equivalent sound level during a 24-hour day, obtained after addition of 10 decibels to sound levels in the night after 10:00 p.m. and before 7:00 a.m.

<sup>22</sup> Community Noise Equivalent Level. The average equivalent sound level during a 24-hour day, obtained after addition of approximately five decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and 10 decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m.

<sup>23</sup> Even if that estimated average number of daily visits to the proposed mini-storage were doubled, or quadrupled, to 10 or 20 visits per day, the noise generated from those amounts of vehicle trips is less than significant.

## 11. PUBLIC SERVICES.

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

### DISCUSSION:

(a)(i-v) Because it is extremely improbable that there will be any increase in population on account of the project (see Section 2 of this initial study, titled "Population and Housing" for more discussion), the project will not create more demand for public services or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the above public services.

Lastly, the Doyle Fire Protection District, who provides fire protection for the area in which the project site is in, has not responded to a Notice of Early Consultation that the Lassen County Department of Planning and Building Services sent by mail on July 30, 2018. Said district will have an opportunity to comment on this initial study during the comment period.

Therefore, the project will result in a less than significant effect on the environment on account of any public services that may need to be provided as an indirect effect of the project.

## 12. UTILITIES AND SERVICE SYSTEMS.

### Would the project:

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

### DISCUSSION:

- (a) The Lahontan Regional Water Quality Control Board was contacted during the early consultation study phase of this project, but did not provide comment. Therefore, there are no known impacts on account of an exceedance of wastewater treatment requirement from that board. Said board will receive a copy of this initial study for further opportunity to comment. The project will actually result in a reduction of wastewater as compared to the amount of wastewater currently generated because the existing restrooms will be closed to the public as part of the proposed project.

- (b) The proposed project will not result in the construction of new water or wastewater treatment facilities or expansion of existing facilities.
- (c) The proposed project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities.
- (d) The proposed project will have sufficient water supplies available to serve the project from existing entitlements and resources.
- (e) The proposed project will not result in wastewater as the laundry room/restroom will not be open to the public.
- (f) The proposed project would generate most of its trash or waste during the construction phase and would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. According to the California Department of Resources Recycling and Recovery's Solid Waste Information System (SWIS)<sup>24</sup>, the closest, actively operational solid waste facility is the Herlong Transfer Station located at 742-500 Herlong Landfill Road in Herlong, CA 96113 (currently permitted under Permit #18-AA-0024). Said permit allows a maximum of 750 tons of throughput per year. Given the above considerations, the landfill has the capacity to serve the proposed project, and there is no known impact related to this subsection.

Furthermore, the Bass Hill Landfill receives waste from Herlong Transfer Station, as the project would be served by the Bass Hill Landfill at 469-700 Johnstonville Dump Road, located off of U.S. Highway 395 in Johnstonville. According to the California Department of Resources Recycling and Recovery's Solid Waste Information System (SWIS)<sup>25</sup>, the landfill is currently permitted and has an estimated closure date of between 2028 and 2031. Permit #18-AA-0009 does not set a limit to the permitted tonnage of waste the landfill can receive per day. In the End Notes section, the permit also states that "the landfill can handle any maximum waste that could be generated within the county without any problems." Given the above considerations, the landfill has the capacity to serve the proposed project, and there is no known impact related to this subsection.

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

Given the above considerations, the project will result in no known impact to the environment on account of utilities and service systems.

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<sup>24</sup> California Department of Resources Recycling and Recovery. Solid Waste Information System (SWIS). Online at: <http://www.calrecycle.ca.gov/SWFacilities/Directory/>. Site visited on August 14, 2018.

<sup>25</sup> California Department of Resources Recycling and Recovery. Solid Waste Information System (SWIS). Online at: <http://www.calrecycle.ca.gov/SWFacilities/Directory/>. Site visited on September 10, 2018.

### 13. AESTHETICS. Would the project:

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

#### DISCUSSION:

(a-d) In addition to the policies from the *Lassen County General Plan, 2000*, related to aesthetics and quoted in Section 1 of this initial study, titled "Land Use and Planning," the Natural Resource Element of the *Lassen County General Plan 2000*, references the 1968 general plan, which states:

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

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

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

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

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

The Lassen County General Plan continues as follows:

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

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

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

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

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

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

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

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

- 1. Landscapes have relatively minimal scenic distinction from average scenery characteristics of the region.*

2. *Have low visual sensitivity because of very low levels of public exposure due to isolation of the area.*

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

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

Given the classifications above, and although the project site is in a “scenic highway corridor” according to Figure 1-4 of the *Lassen County Energy Element, 1993*, it would seem that the project site is in a Class IV scenic resource. The project site is in a subdivision containing scattered homes and the aforementioned R.V. and mobilehome parks; many of the existing homes in the vicinity look similar to the elevations submitted by the applicant in terms of height and roof pitch (i.e., the proposed mini-storage buildings are visually compatible with surrounding buildings).

However, there are approximately 40-45 trees at the project site (on APNs 141-091-03 and 141-093-01), most of which appear to be American elm. Said trees have a scenic quality; the applicant estimates that approximately 25 percent of the existing trees will remain on-site.

The project site will be fenced by a 6-foot-tall chain link fence (excluding the 30-foot access and utilities easement). Chain link fences are common throughout Lassen County. Security lighting mounted on the buildings will be angled downward in order to avoid confusion and reduce glare and impacts to nighttime views. All 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.*

In light of the above, the proposed project will not substantially degrade the existing visual character or quality of the site and its surroundings. The proposed project will have a less-than-significant impact to the aesthetic quality of the environment.



**14. CULTURAL RESOURCES. Would the project:**

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

**DISCUSSION:**

The applicant hired Archaeologist Sean Michael Jensen (Genesis Society, Paradise, CA) to prepare a cultural resources survey for the proposed mini-storage. Mr. Jensen prepared the *Cultural Resources Inventory Survey for the Schauffler Development Project* on October 16, 2018. The survey took into account information from the following sources:

- A records search conducted by the Northeast Information Center of the California Historical Resources Information System
- The National Register of Historic Places (2008 and updates)
- The California Register of Historic Resources (2008 and updates)
- The California Inventory of Historical Resources (1976)
- California State Historical Landmarks (1996)
- California Points of Historical Interest (1992)
- The Historic Property Data File (4-5-2012)
- The Determination of Eligibility (4-5-2012)
- GLO 1867, T25N R17E
- Honey Lake quadrangle (1886)
- 1954 USGS 15' Doyle, CA quadrangle
- Published and unpublished documents relevant to environment, ethnography, prehistory, and early historic developments in the vicinity, providing context for assessing site types and distribution patterns for the project area

In addition to the above sources, Principal Archaeologist Sean Michael Jensen and Archaeological Technician Sutter Michael Jensen conducted a pedestrian field survey of the project area on October 12, 2018, that is consistent with the California State Historic Preservation Office guidelines and accepted professional standards. The survey consisted of walking systematic transects spaced at 20-meter intervals throughout the “area of potential effects” (APE).

According to the *Cultural Resources Inventory Survey for the Schauffler Development Project*, “[a] search of State databases... and [an] intensive pedestrian survey, have failed to identify any significant historical resources, or unique archaeological resources within the present APE.”

- (a) There are no known “historical resources” at the project site as defined by CEQA (under the criteria found at Section 15064.5(a) of the 2018 CEQA Guidelines).
- (b) Section 15064.5(c) of the 2018 CEQA Guidelines states that “CEQA applies to effects on archaeological sites.” CEQA further distinguishes between unique and nonunique archaeological resources. As defined in Public Resources Code Section 21083.2(g), a “unique archaeological resource” is:

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

- (1) Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.*
- (2) Has a special and particular quality such as being the oldest of its type or the best available of its type.*
- (3) Is directly associated with a scientifically recognized important prehistoric or historic event or person.*

Any archaeological resource that does not meet the definition of a “unique archaeological resource” as defined above is considered a nonunique archaeological resource. Impacts to nonunique archaeological resources that are not historical resources are not considered significant impacts pursuant to Public Resources Code Section 21083.2(a) and Section 15064.5(c)(4) of the 2018 CEQA Guidelines. There are no known unique or nonunique archaeological resources at the project site or any known archaeological resource that is also a historical resource as described above.

Principal Archaeologist Sean Michael Jensen has recommended the following general provision despite his negative finding of significance:

*Consultation in the event of inadvertent discovery of cultural material. The present evaluation and recommendations are based on findings of an inventory-level surface survey only. There is always the possibility that significant unidentified cultural materials could be encountered on or below the surface during the course of future development or construction activities. This caveat is particularly relevant considering the constraints generally to archaeological field survey, and particularly where past ground disturbance has occurred, as in the present case. In the event of an inadvertent discovery of previously unidentified cultural material, archaeological consultation should be sought immediately.*

The above paragraph, although not mitigation, will be included as a condition of approval for the proposed mini-storage.

- (c) There are no known impacts to any unique paleontological resources or sites or any unique geologic features.
- (d) The project will result in no known impact to any human remains, including those interred outside of formal cemeteries. Sections 15064.5(e) and (f) of the 2018 CEQA Guidelines require in part that steps be taken in the event of the accidental discovery of any human remains located outside of a designated cemetery, and that provisions be taken to have any accidentally discovered historical or unique archaeological resources evaluated by a qualified archaeologist, respectively. For this reason, the applicant's consulting archaeologist has recommended the following general provisions as appropriate for the project, despite his negative finding of significance:

*Consultation in the event of inadvertent discovery of human remains. Evidence of human burial or scattered human remains related to prehistoric occupation of the area could be inadvertently encountered anywhere within the project area during future construction activity or other actions involving disturbance to the ground surface and subsurface components. In the event of such an inadvertent discovery, the County Coroner would have to be informed and consulted, per State law. Ultimately, the goal of consultation is to establish an agreement between the most likely lineal descendant designated by the Native American Heritage Commission and the project proponent(s) with regard to a plan for treatment and disposition of any human remains and artifacts which might be found in association. Such treatment and disposition may require reburial of any identified human remains/burials within a "preserve" or other designated portion of the development property not subject to ground disturbing activities.*

The above paragraph, although not mitigation, will be included as a condition of approval for the proposed mini-storage.

**15. RECREATION. Would the project:**

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

**DISCUSSION:**

(a,b) Dixon Park in Doyle is approximately one mile south of the project site, while Doyle Park is approximately 1.75 miles south of the project site. The proposed project will not increase the use of existing parks or recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated nor include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The proposed project will not increase population, and therefore increase use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of such facilities would occur or be accelerated. The proposed project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment

Therefore, there is a less than significant impact to recreational services.

## 16. AGRICULTURE AND FORESTRY

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

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

## DISCUSSION:

- (a) The subject parcel is not identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the California Important Farmland Finder<sup>26</sup> of the California Department of Conservation (part of the Farmland Mapping and Monitoring Program).
- (b) The subject parcel is zoned A-1-H (General Agricultural District, Highway Combining District). Although the A-1 district allows for agricultural use, the project site is approximately 2.68 acres in size and has already been subdivided into four separate parcels. Although the proposed project will ultimately require a merger in order to meet required setbacks, it is too small to have a viable agricultural operation. Furthermore, the A-1 district allows for mini-storage warehouses by use permit, as discussed in Section 1 of this initial study, titled, "Land Use and Planning." The project site is not in a Williamson Act contract. Therefore, the proposed project will not conflict with the existing zoning for agricultural use.
- (c, d) The subject parcel does not contain any timberland or forest land as defined by Public Resources Code Section 12220(g) or Public Resources Code Section 4526, or any timberland zoned Timberland Production as defined by Government Code Section 51104(g).
- (e) The proposed project will develop some land zoned for agricultural use to a non-agricultural use; however, impacts will be less than significant as the project site is not considered "Farmland" as described by the Farmland Mapping and Monitoring Program and the A-1 district allows for mini-storage warehouses (See subsections "a" and "b" above). Furthermore, the proposed development is not so much a "conversion" of farmland as a change in use (from an R.V. and mobilehome park to a mini-storage facility), as two of the four subject parcels are already developed.

---

<sup>26</sup> California Department of Conservation. California Important Farmland Finder. Online at: <https://maps.conservation.ca.gov/DLRP/CIFF/>. Site visited on August 13, 2018.

## 17. GREENHOUSE GAS EMISSIONS.

### Would the project:

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

### DISCUSSION:

- (a) Construction of the proposed project would result in a temporary increase in greenhouse gas emissions from construction equipment and the two trucks to be used for grading. Operation of the project would create minimal greenhouse gas emissions, as the applicant anticipates only five customer visits per day.
- (b) The project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Additionally, there are no thresholds of significance for the Northeast Plateau Air Basin.

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

## 18. MANDATORY FINDINGS OF SIGNIFICANCE.

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

### DISCUSSION:

- (a) The project has the potential to degrade the quality of the environment; however, given the information and analysis provided in this initial study, any such degradation will have a less than significant effect.
- (b) The project will have impacts that are cumulatively considerable, given that some development (primarily residential along U.S. Highway 395) occurs in the vicinity of the project site; however, any such effects will be less than significant.
- (c) The project will not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. There may be minimal environmental effects to human beings in the vicinity of the project site in terms of noise, aesthetics, air quality, and traffic; however, given the information and analysis provided in this initial study, any such effects will be less than significant.





## USE PERMIT APPLICATION

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

DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

(530) 251-8269 · (530) 251-8373 (fax)

www.co.lassen.ca.us

RECEIVED

JUN 05 2018

Lassen County Department of  
Planning and Building Services

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

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

FILE NO. UP#2018-009

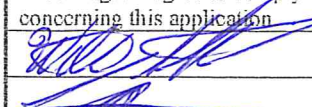
Property Owner/s	Property Owner/s
Name: BILL & STEPHANIE SCHAUFFLER	Name:
Mailing Address: P.O. BOX 1402	Mailing Address:
City, ST, Zip: GRASS VALLEY, CA 95945	City, ST, Zip:
Telephone: (530) 575-6224 Fax:	Telephone: Fax:
Email: SCHAUFFLERS@GMAIL.COM	Email:

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

Project Address or Specific Location: 436-945 RIVERVIEW DR., DOYLE			
Deed Reference: Book:	Page:	Year:	Doc#:
Zoning: <u>A-1-H</u>		General Plan Designation:	
Parcel Size (acreage):	0.66(3)+0.70=2.68 AC	Section: 7	Township: 25 Range: 17

Assessor's Parcel Number(s):	141 -091 -02	141 -091 -03	- -
- -	141 -093 -01	141 -093 -02	- -

Project Description:	OWNER PLANS TO CONSTRUCT A MINI-STORAGE FACILITY ON THE ABOVE REFERENCED LOTS IN FIVE (5) PHASES

<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.  Date: _____	<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: _____	Date: _____

See associated process form for required attachments and instructions.



## Initial Study Application

FILING FEE: \$611.00

DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

(530) 251-8269 • (530) 251-8373 (fax)

www.co.lassen.ca.us

RECEIVED

JUN 05 2013

Lassen County Department of  
Planning and Building Services

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FILE NO. IS#2018-010

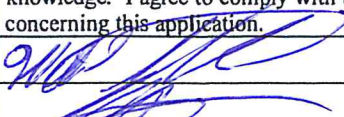
Property Owner/s	Property Owner/s
Name: BILL & STEPHANIE SCHAUFFLER	Name:
Mailing Address: P.O. BOX 1402	Mailing Address:
City, ST, Zip: GRASS VALLEY, CA 95945	City, ST, Zip:
Telephone: (530) 575-6224 Fax:	Telephone: Fax:
Email: SCHAUFFLERS@GMAIL.COM	Email:

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

<b>Project Address or Specific Location:</b> 436-945 RIVERVIEW DR., DOYLE			
<b>Deed Reference:</b> Book:	Page:	Year:	Doc#:
<b>Zoning:</b> A-1-H	<b>General Plan Designation:</b>		
<b>Parcel Size (acreage):</b> 0.66(3)+0.70=2.68 AC	Section: 7	Township: 25	Range: 17

<b>Assessor's Parcel Number(s):</b>	141 -091 -02	141 -091 -03	- -
- -	141 -093 -01	141 -093 -02	- -

<b>Project Description:</b> OWNER PLANS TO CONSTRUCT A MINI-STORAGE FACILITY ON THE ABOVE REFERENCED LOTS IN FIVE (5) PHASES

<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:
Date:	Date:



### ENVIRONMENTAL SETTING:

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

The project site consists of four parcels totaling 2.68 acres. Presently, one lot is vacant and the remaining three have portions of the existing B.V. Park. The soil is silty sand (with some trees and sagebrush). There is a seasonal drainage swale to the southeast corner of the site and the site slopes gently from northwest to southeast.

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

The surrounding properties are sparsely populated and consist of commercial and residential land use. The properties are gently sloping and is sparsely covered with sagebrush.

#### Slope of Property:

(Approx. percentage of property having following slopes)

100%

(0-8%)

(9-15%)

(16-20%)

(over 20%)

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

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

Yes \_\_\_\_\_ If yes, attach.

No ☒

List districts involved:

Health Department may need to approved removal of sewage disposal system  
Existing well will remain. Public Works Dept. may need to approve upgraded  
encroachment on Pinview Drive

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

There is a seasonal drainage channel (natural) along the southeast corner  
(Name and/or type of drainage channels) of parcel

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

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

YES

NO

\_\_\_\_

\_\_\_\_

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

\_\_\_\_

\_\_\_\_

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

\_\_\_\_

\_\_\_\_

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

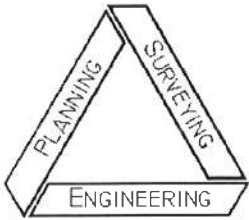
YES	NO	
___	✓	4. Substantial change in demand for public services (police, fire, water, sewage, etc.).
___	✓	5. Significant amounts of solid waste or litter.
___	✓	6. Will road or access construction involve grade alteration, cut and/or fill?
___	✓	7. Could the project create a traffic hazard or congestion on the immediate street system or cause excessive vehicular noise?
___	✓	8. Change in scenic views or vistas from existing residential areas or public lands or roads.
___	✓	9. Substantial change in existing noise or vibration levels in the vicinity.
___	✓	10. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives.
✓	___	11. Change in pattern, scale, or character of land use in the general area of the project.
___	✓	12. Substantially increase energy consumption (electricity, heat, fuel, etc.).
___	✓	13. Relationship to a larger project or series of projects.
___	✓	14. Would the proposed project vary from standards or plans adopted by any agencies (such as air, water, noise, etc.)?
___	✓	15. Will the removal or logging of timber be part of the project?

**Mitigation Measures proposed by the Property Owner/Applicant:**

The mini storage facility will provide a high density of buildings on these parcels compared to the existing B.V. Park. However, since the site will be fenced and gated, the new facility may aesthetically look better than the existing older B.V. Park.

There will be some change in vehicular traffic and finish grades, but usually traffic into a mini storage facility is intermittent and should not be substantial.

There will be no rest room facilities and very little electrical use.



# ***NST ENGINEERING, INC.***

***1495 Riverside Drive • Susanville, CA 96130  
(530) 257-5173 • FAX (530) 257-6272***

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

---

July 24, 2018

Maurice Anderson  
Lassen County Dept. of Planning and Building Services  
707 Nevada Street  
Susanville, CA 96130

Re: Use Permit #2018-009  
Initial Study #2018-010  
Schauffler

Dear Maurice,

I have attached the use permit project detail supplement for your use as well as the revised preliminary plan. Here are some answers to other questions in your June 27<sup>th</sup> letter:

1. There will be one employee for the Mini Storage facility.
  2. There will be no office at this time because business will be conducted via internet services. It is possible that an office in one of the existing buildings may be used in the future.
  3. We have shown two parking spaces, one for an employee and one for a customer. Customers will be accessing their storage units, so they will park adjacent to the unit in the access aisle.
  4. The sewage dump station is used by the R.V. Park and will be removed during the final phase of the project.
  5. The existing laundry / restrooms facility will remain. Therefore, the septic tank and leachfields will remain in place. Since the leachfield is being used, the leachfield expansion area must be designated.
  6. The proposed hours of operation vary. The customers using the storage facility will have a code for gate access and standards hours of operation will be from 9:00am to 6:00pm.
- 
7. All storage units will be for rent, totaling almost 200 units when the facility is built out.
  8. The scheduling of construction is noted on the Use Permit Supplement Sheet.

9. The site preparation will be done in phases as noted on the Use Permit Supplement Sheet.
10. The existing permanent structures will remain.
11. Standard excavation and site grading equipment will be used. A maximum of two trucks may be used during each phase.
12. Grading as noted above will be done in phases with a maximum of five days spent on grading in each phase. Standard dust prevention measures will be used, water, cover stockpiles of material, etc.
13. All siding and roofing materials will come to the job site prefinished.
14. Existing signage will be used and altered to include the Mini Storage facility advertising.
15. Existing trees will be removed as the phases are completed.
16. The existing well will be within ten (10) feet of the storage building in the final phase of the project and will be protected from traffic at that time.
17. The access aisle will be 6 inch class II baserock. The only hard surface (concrete or paving) will be at the parking spaces in phase #3.
18. The properties will be fully fenced when the project is built out. The 30' wide access easement along the east side of lots 2 and 3 will not be fenced.

Phase #1: Fence around lot #2, excluding easement.

Phase #2: Fence around Lot #4, excluding around the laundry / shower building

Phase #3: The R.V. spaces will be removed and lot #3 will be fenced, excluding easement

Phase #4: Lot #5 will be fenced. The fence will be six (6) feet high and will be a galvanized chain link fence

19. Merger-  
The merger of the lots will not be done until Phase #3 when lots 2 and 3 will be merged. Prior to Phase #4, lots 4 and 5 will be merged.
20. Setbacks have been revised so that when the lots are merged and over an acre in size, the required thirty (30) foot setback will be in place.
21. See attached elevation of a standard building.

If you have any question, please call.

Sincerely,



Jeff Morrish  
RCE 36929





## Initial Study Application

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

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

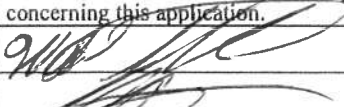
Property Owner/s	Property Owner/s
Name: BILL & STEPHANIE SCHAUFFLER	Name:
Mailing Address: P.O. BOX 1402	Mailing Address:
City, ST, Zip: GRASS VALLEY, CA 95945	City, ST, Zip:
Telephone: (530) 575-6224 Fax:	Telephone: Fax:
Email: SCHAUFFLERS@GMAIL.COM	Email:

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

Project Address or Specific Location: 436-945 RIVERVIEW DR., DOYLE	
Deed Reference: Book: Page: Year: Doc#:	
Zoning:	General Plan Designation:
Parcel Size (acreage): 0.66(3)+0.70=2.68 AC	Section: 7 Township: 25 Range: 17

Assessor's Parcel Number(s):	141 091 02	141 091 03	- -
- -	141 - 093 - 01	141 - 093 - 02	- -

Project Description: OWNER PLANS TO CONSTRUCT A MINI-STORAGE FACILITY ON THE ABOVE REFERENCED LOTS IN FIVE (5) PHASES

<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.  Date: 6/5/18 Date: 6/5/18	<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: _____
---	--



## 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):** Tentative Construction Scheduling: Phase #1 - Start Fall, 2018, finish in April, 2019  
Phase #2 - Start Spring 2020 finish in Summer 2020 ; Phase #3 - Start Spring 2022 finish in Summer 2022  
Phase#4 - Start Spring 2023 finish in Summer 2023

2. **Existing use of property:** R. V. Park and Vacant Land

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

**North:** Residential

**South:** Vacant

**East:** Residential

**West:** Highway - Commercial use across the highway

4. **Hours of proposed operation:** 9:00 AM to 6:00 PM **Days of operation:** Access to the Mini Storage will be during the day

5. **Number of shifts:** 1 **Number of employees:** 1

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

7. **Number of visitors/customers:** 5 **per day** 35 **per week**

(customers accessing storage unit)

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

If yes, anticipated noise levels in decibels at:

50 feet        100 feet        Property Line       

9. **Describe existing structures and improvements to be used in conjunction with the proposed use, including their floor area:** The existing buildings will remain as residence and as a laundry / restroom facility.

10. **Maximum height (in feet) of existing structures:** 15

11. **Maximum height (in feet) of proposed structures:** 15



12. Describe any existing structures to be removed: None - the R. V. sites will eventually be removed  
as development occurs.

13. Describe proposed structures and improvements (e.g., buildings, parking, roads, and sewer services, etc.). Please include dimensions and floor area: Mini-Storage Facilities - Buildings will be metal framed.  
Security lights will be provided. No other services (sewer, water, electrical) will be available to singular units.

14. Describe the topography and physical environment at and surrounding the project site: \_\_\_\_\_  
The site is flat and slopes to the southeast.

15. Describe proposed exterior lighting, including location (attach lighting diagram if applicable): \_\_\_\_\_  
Security lights mounted in the buildings and rotated downwardly to avoid confusion.

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:  
86,000 sq. ft. or 2 acres (on access drives  
Quantity of cut: 500 cubic yards      Quantity of fill: 1,000 cubic yards and base rock  
under floor slabs.)

17. Percentage of site to be covered by impervious surfaces (e.g., roads, driveways, and structures),  
including estimated impervious surfaces at project buildout: 18%

18. Number of existing parking spaces: 0 employee        customer  
Number of proposed parking spaces: 1 employee 1 customer  
Describe surfacing of parking area: 6" of concrete

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: Existing (may need to be updated)      Underground ☐ Overhead ☒

Telephone: Existing      Underground ☐ Overhead ☒

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

Other ☐ \_\_\_\_\_

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

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

**Solid Waste Disposal:** Existing

**LP/Natural Gas:** Existing

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

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

**High School:** Long Valley Charter School and Fort Sage Unified School District

**Elementary School:** Long Valley Charter School

**Fire Protection:** Doyle Fire Protection District

**Community Services District:** N/A

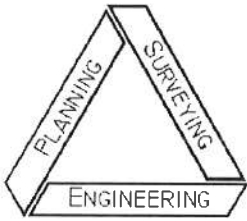
**Water:** N/A

**Sewer:** N/A

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

**23. List all county, state, regional or federal agencies from which a permit or approval is or may be required, including type of permit required:** County Road Department (encroachment)

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



# ***NST ENGINEERING, INC.***

***1495 Riverside Drive • Susanville, CA 96130  
(530) 257-5173 • FAX (530) 257-6272***

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

August 30, 2018

Stefano Richichi, Associate Planner

Lassen County Planning and Building Services

707 Nevada St.

Susanville, Ca 96130

Re: Use Permit 2018-009

Initial Study 2018-010 Schauffler

Dear Stefano,

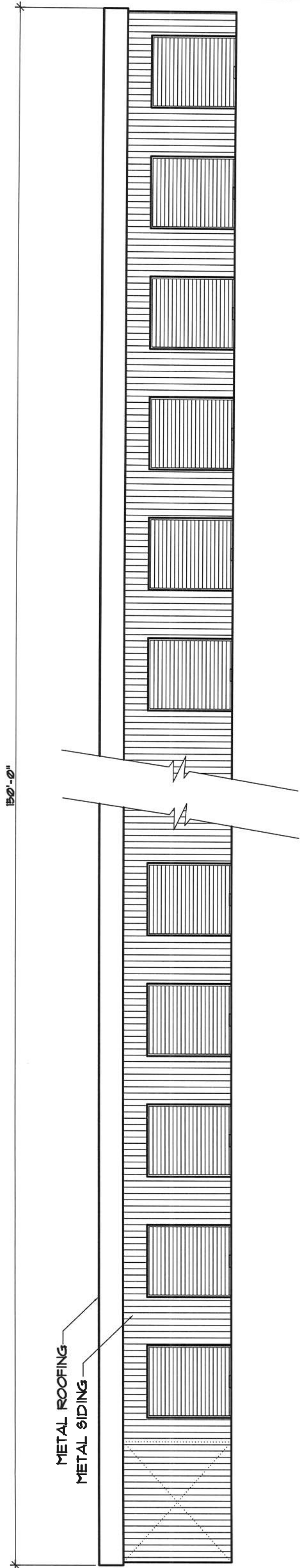
I have reviewed your August 23<sup>rd</sup> letter with my client and have some answers to your questions.

I have included a check for \$ 75 for the Phase I Investigation.

1. There are currently 8 people living in the R.V. Park. There are a total of ten (10) R.V. spaces in the park and six (6) spaces are presently occupied. There are two mobile homes and two site built homes on the site (mainly on Parcel #2).
2. There are six R.V.'s that are presently occupied.
3. The mobile home and R.V. Park spaces will be removed during Phase #3 and Phase #4.
4. Customers of the Mini Storage Units will not have access to the restroom / laundry room.
5. No hazardous materials will be used during construction and will not be storage in the Mini-Storage facility.
6. The existing elm trees will only be removed as necessary or as required during the various phases of the project. As many of the existing trees that is possible will remain.
7. Signage - The existing advertising sign will remain. The names will be changed as necessary to emphasize the R.V. Park and Mini Storage facility.

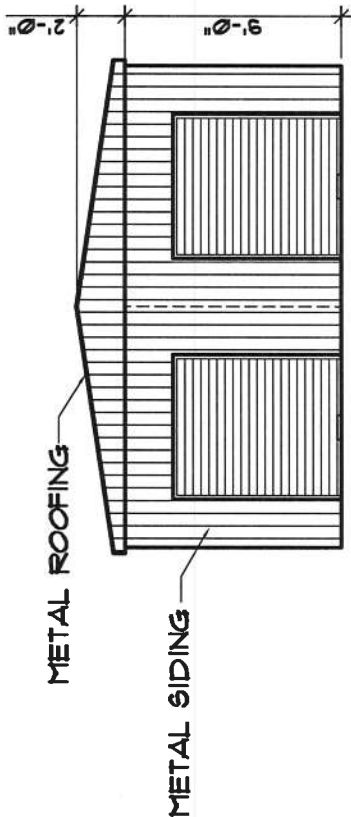
If you have any questions, please call.

Jeff Morrish



STORAGE ELEVATION

SCALE: 1/8"=1'-0"



END ELEVATION

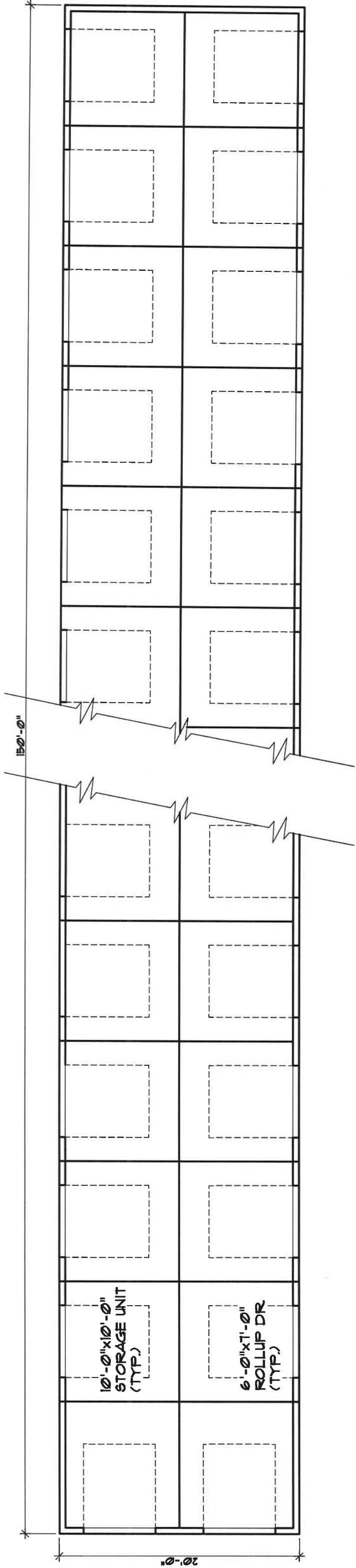
SCALE: 1/8"=1'-0"

MINI STORAGE FACILITY FOR:

**WILLIAM & STEPHANIE SCHAUFFLER**  
 436-945 RIVERVIEW DRIVE, DOYLE  
 COUNTY OF LASSEN, CALIFORNIA

**NST ENGINEERING, INC.**  
 1495 Riverside Drive • Susanville, CA 96130  
 Engineering • Planning • Surveying  
 Phone: (530) 257-5173 Fax: (530) 257-6272  
 DATE: 7/24/2018 JOB# 18-22





**STORAGE UNIT FLOOR PLAN**

SCALE: 1/8" = 1'-0"

MINI STORAGE FACILITY FOR:

**WILLIAM & STEPHANIE SCHAUFFLER**  
436-945 RIVERVIEW DRIVE, DOYLE  
COUNTY OF LASSEN, CALIFORNIA

**NET ENGINEERING, INC.**  
1495 Riverside Drive • Susanville, CA 96130  
Engineering • Planning • Surveying  
Phone: (530) 251-5173 Fax: (530) 251-6272  
DATE: 1/24/2018 JOB# 18-22

Surveying

Planning

Engineering



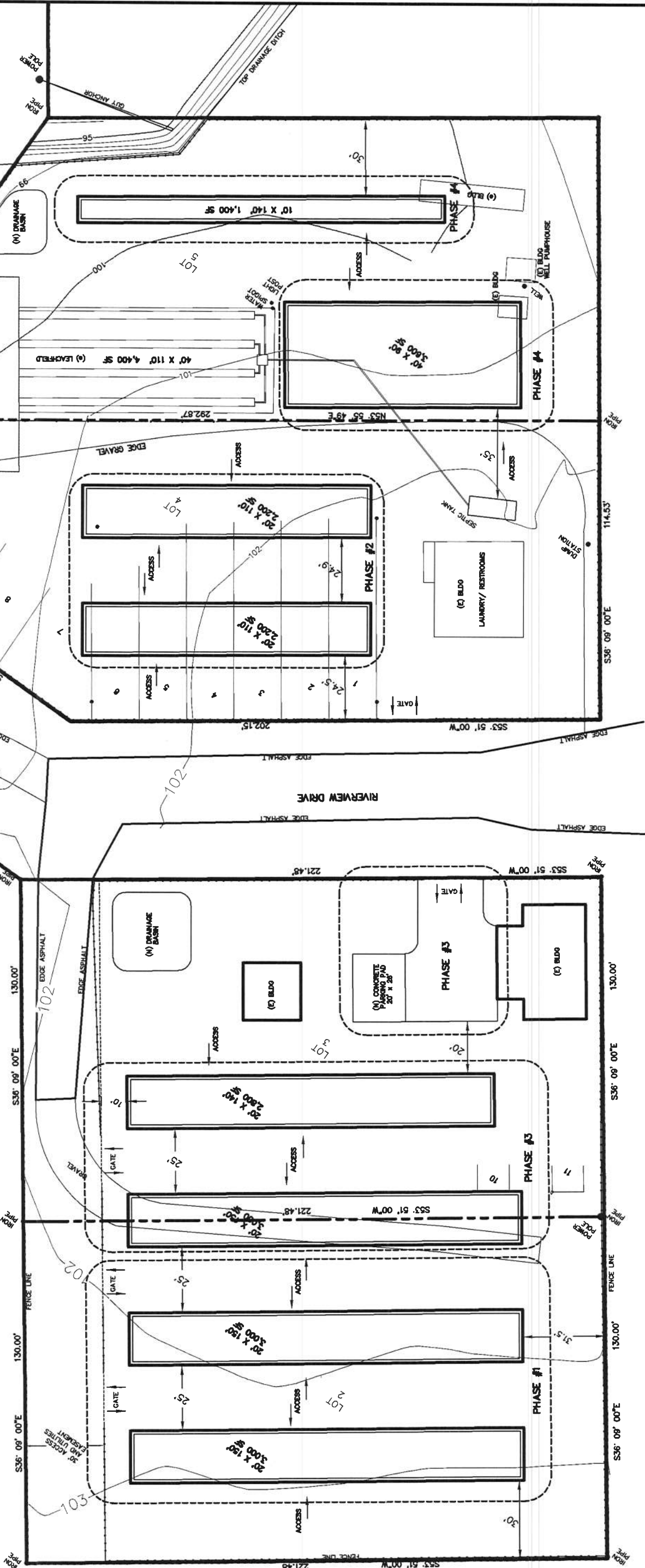
SCALE: 1" = 40'

# MINI-STORAGE FACILITY

- Phase #1 6,000 sf Building Area, (Lot #2)
- Phase #2 4,400 sf Building Area, (Lot #4)
- Phase #3 5,800 sf Building Area, (merge Lots #2 and #3)
- Phase #4 5,000 sf Building Area, (merge Lots #4 and #5)

21,200 sf Total Building Area  
2.68 ac. 116,700 Lot Area  
18.2% Building Coverage

- RV Park spaces and utilities to be removed in phases as facility is developed.



Project Title:  
PROPOSED MINI-STORAGE FACILITY  
BILL & STEPHANIE SCHAUFFLER  
436-445 RIVERVIEW DRIVE  
DOYLE, CA

NST ENGINEERING, INC.

1475 Riverside Drive • Sausalito, CA 94130  
Engineering • Planning • Surveying  
Phone: (350) 257-5175 Fax: (350) 257-6272

Date: 7/24/18  
Drawn: JB  
Checked: JM

Sheet No.  
**1**  
Of 5 Sheets

Job No. 2018-22  
File No. xx

Engineer:

Reviewer:

97



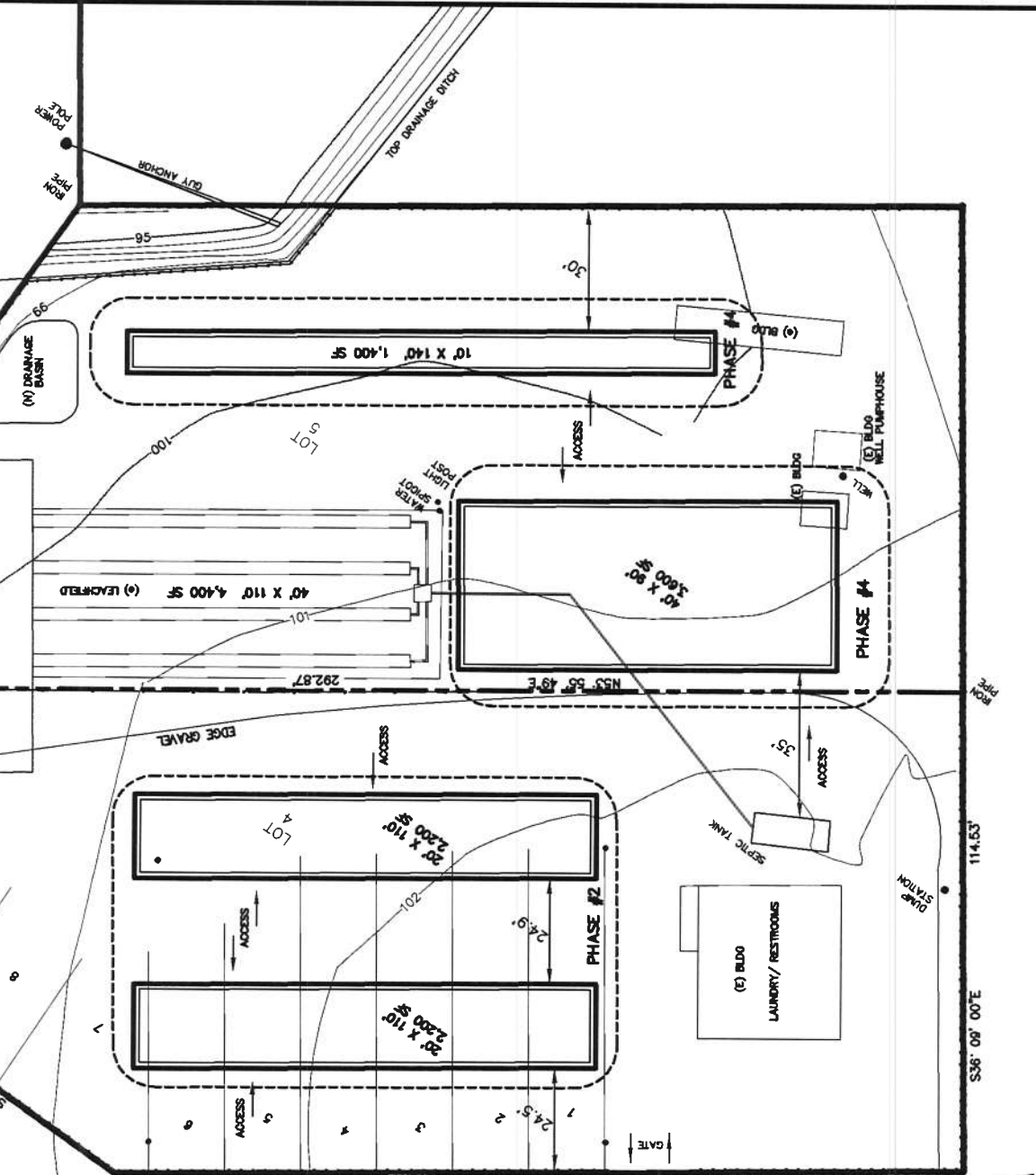
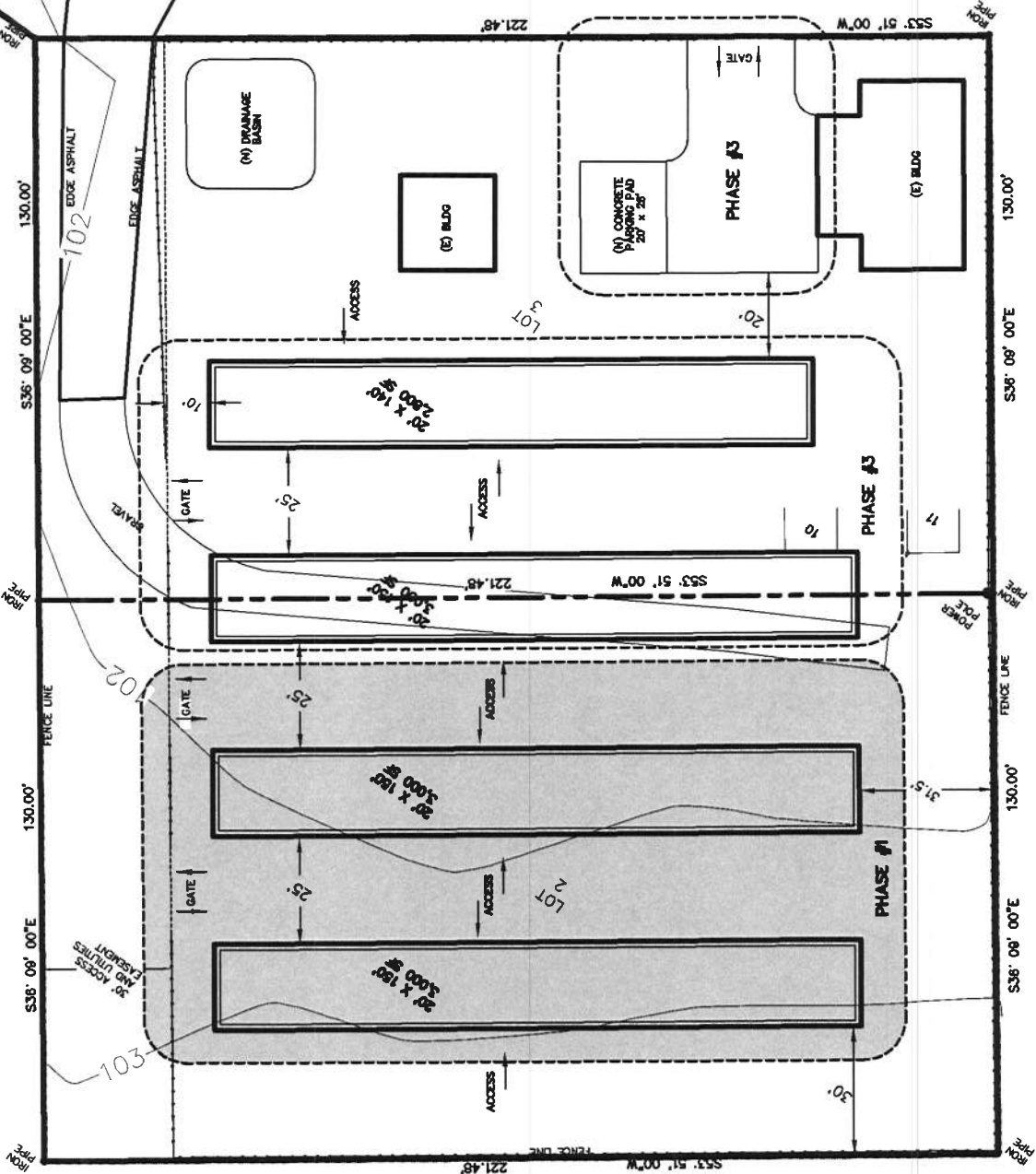
SCALE: 1" = 40'

# MINI-STORAGE FACILITY

- Phase #1 6,000 sf Building Area, (Lot #2)
- Phase #2 4,400 sf Building Area, (Lot #4)
- Phase #3 5,800 sf Building Area, (merge Lots #2 and #3)
- Phase #4 5,000 sf Building Area, (merge Lots #4 and #5)

21,200 sf Total Building Area  
2.68 ac. 116,700 Lot Area  
18.2% Building Coverage

- RV Park spaces and utilities to be removed in phases as facility is developed.



# PHASE #1

HIGHWAY 395

Revisions:									

Engineer:

Project Title:  
PROPOSED MINI-STORAGE FACILITY  
BILL & STEPHANIE SCHAUFFLER  
436-945 RIVERVIEW DRIVE  
DOYLE, CA

**NST ENGINEERING, INC.**  
1475 Riverside Drive • Sausalito, CA 94965  
Engineering • Planning • Surveying  
Phone: (415) 257-5175 Fax: (415) 257-6272

Date: 7/2/15  
Drawn: JB  
Checked: JM

Sheet No.  
**2**  
Of 5 Sheets

Job No. 2010-22  
File No. xx





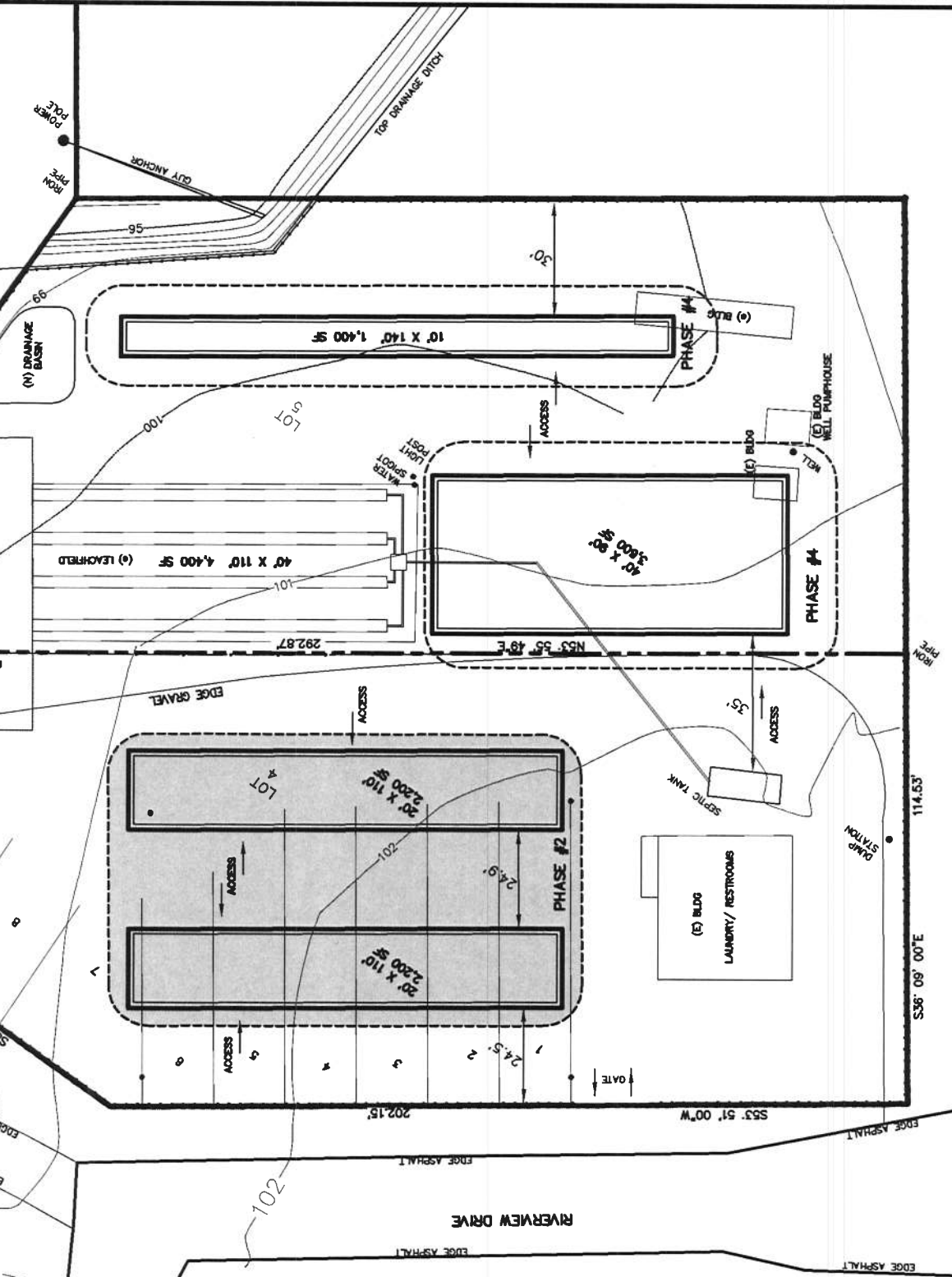
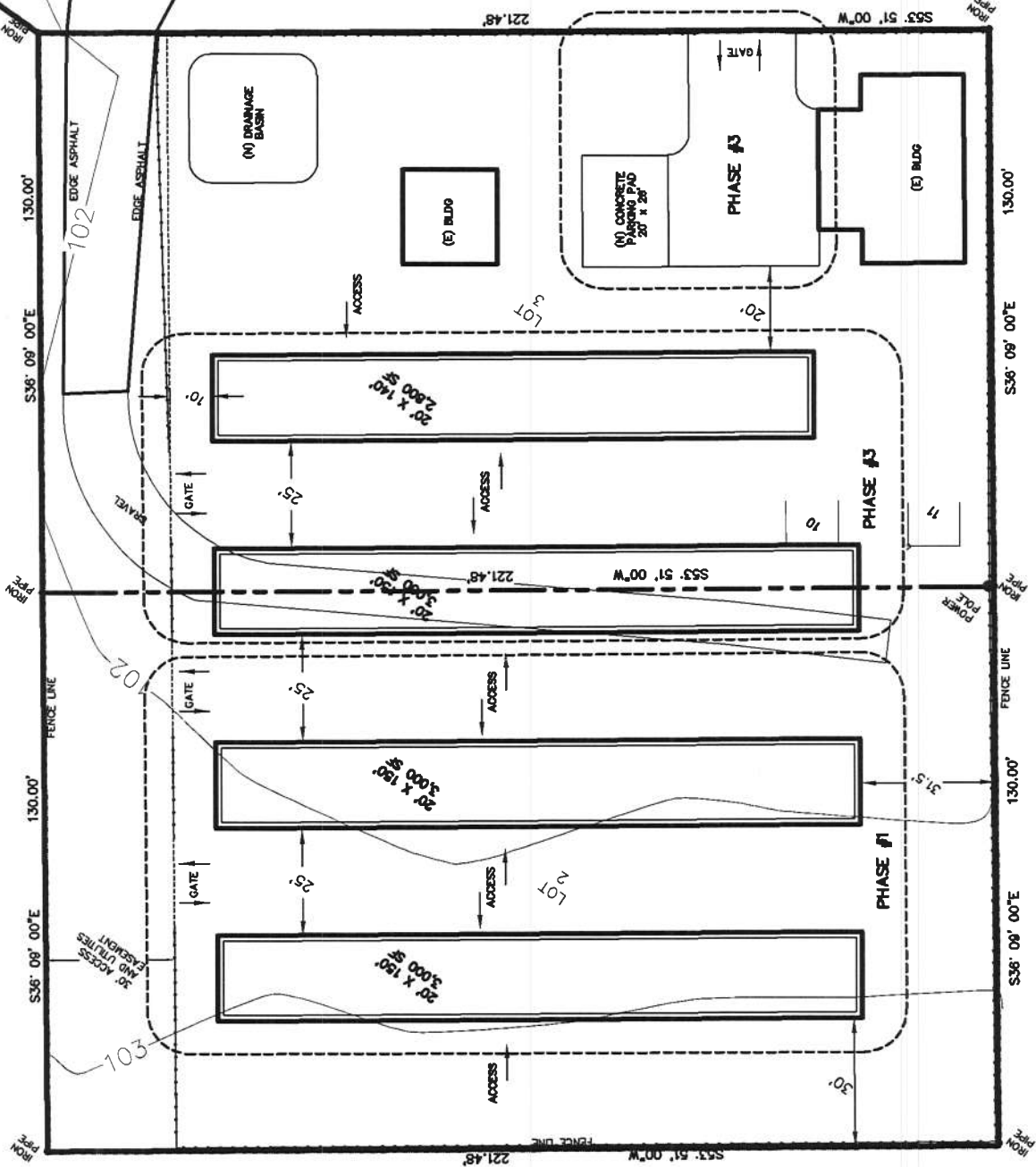
SCALE: 1" = 40'

# MINI-STORAGE FACILITY

- Phase #1 6,000 sf Building Area, (Lot #2)
- Phase #2 4,400 sf Building Area, (Lot #4)
- Phase #3 5,800 sf Building Area, (merge Lots #2 and #3)
- Phase #4 5,000 sf Building Area, (merge Lots #4 and #5)

21,200 sf Total Building Area  
2.68 ac. 116,700 Lot Area  
18.2% Building Coverage

- RV Park spaces and utilities to be removed in phases as facility is developed.



HIGHWAY 395

# PHASE #2


Engineer: \_\_\_\_\_

Project Title: PROPOSED MINI-STORAGE FACILITY  
BILL & STEPHANIE SCHAUFFLER  
436-445 RIVERVIEW DRIVE  
DORLE, CA

NST ENGINEERING, INC.  
1445 Riverside Drive • Sausalito, CA 94965  
Phone: (550) 257-5175 Fax: (550) 257-6272

Date: 7/24/16  
Drawn: JB  
Checked: JM

Sheet No. 3  
Of 5 Sheets

Job No. 2016-22  
File No. xx





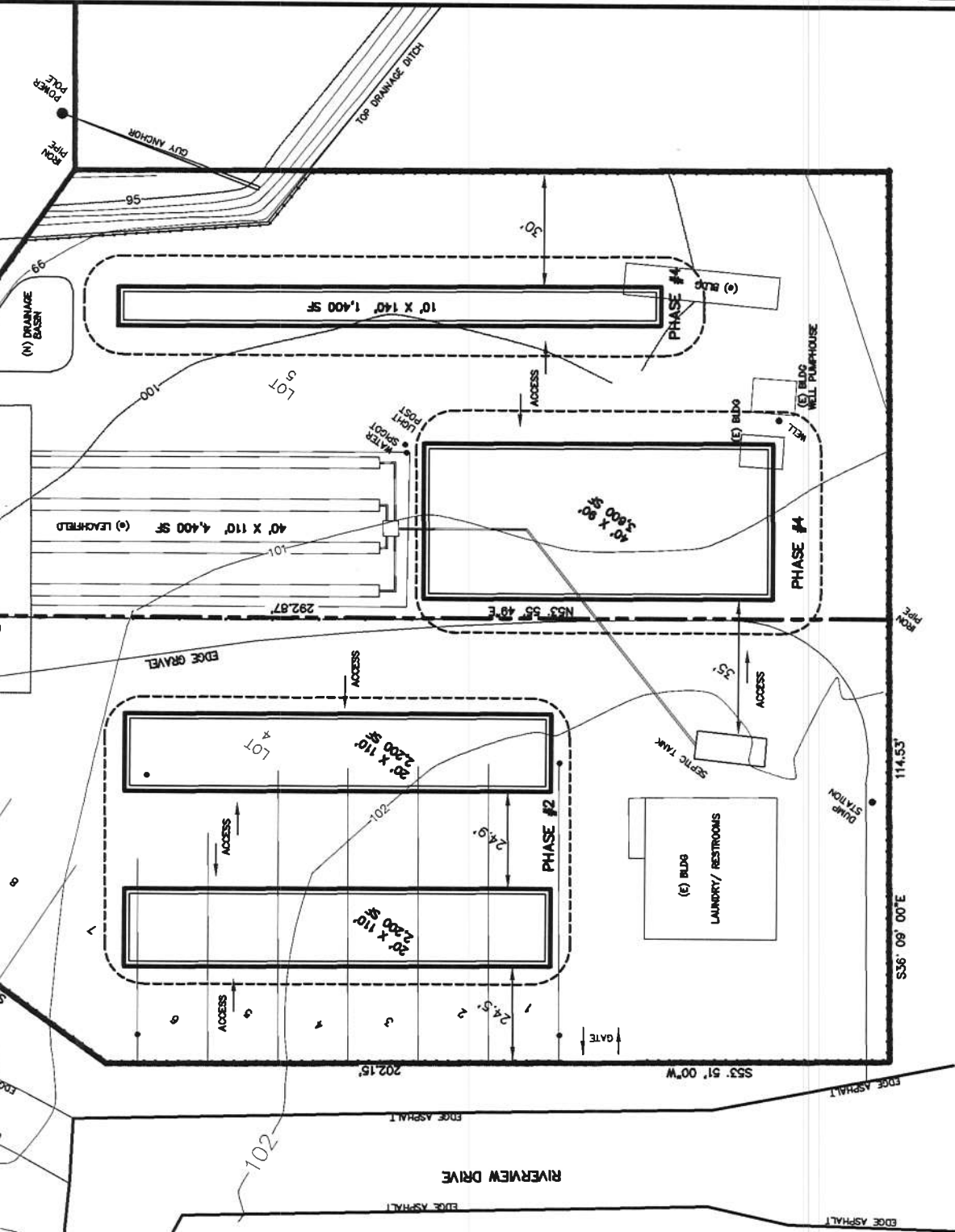
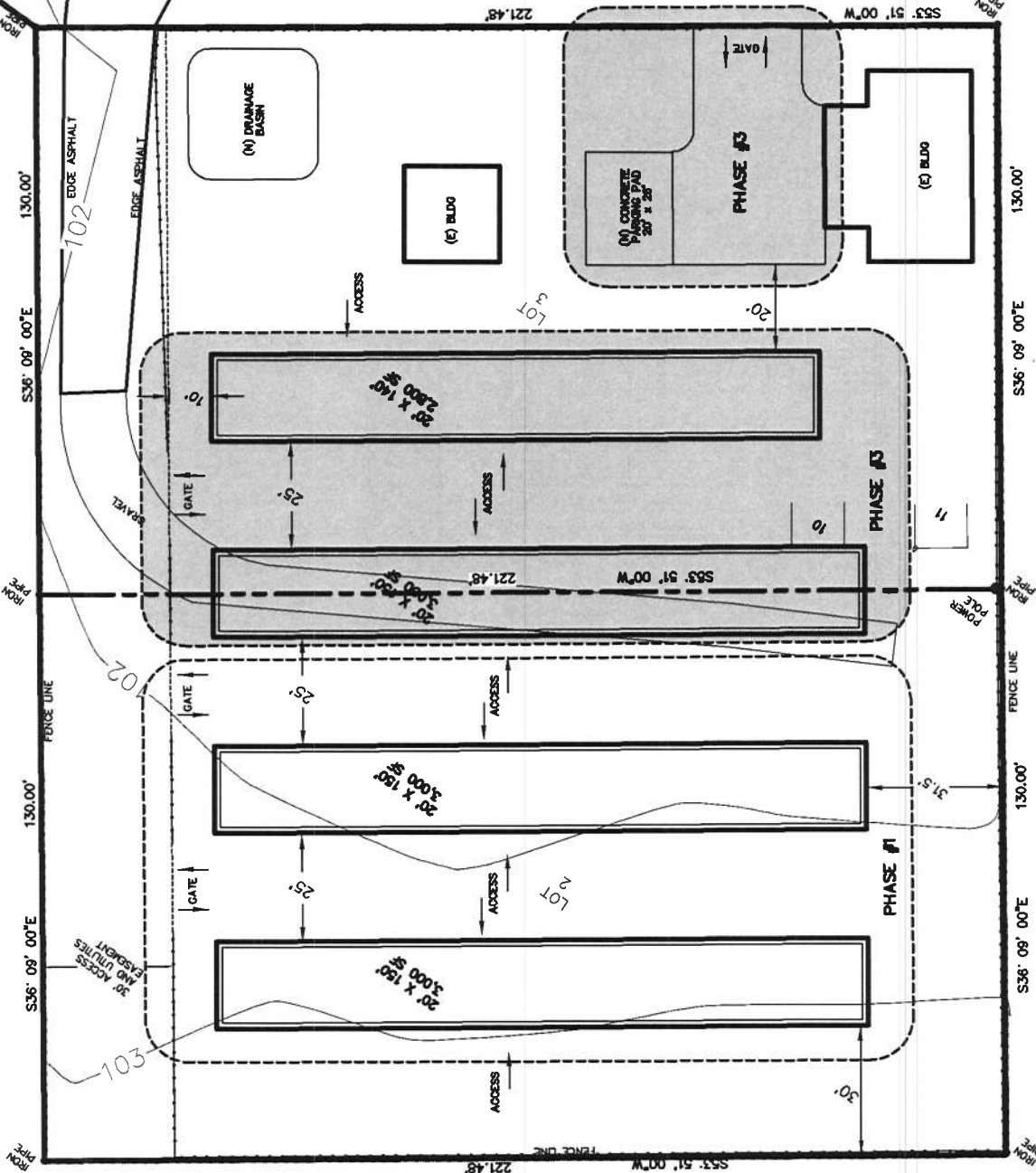
SCALE: 1" = 40'

# MINI-STORAGE FACILITY

- Phase #1 6,000 sf Building Area, (Lot #2)
- Phase #2 4,400 sf Building Area, (Lot #4)
- Phase #3 5,800 sf Building Area, (merge Lots #2 and #3)
- Phase #4 5,000 sf Building Area, (merge Lots #4 and #5)

21,200 sf Total Building Area  
2.68 ac. 116,700 Lot Area  
18.2% Building Coverage

- RV Park spaces and utilities to be removed in phases as facility is developed.



HIGHWAY 395

# PHASE #3

Project Title:  
PROPOSED MINI-STORAGE FACILITY  
BILL & STEPHANIE SCHAUFFLER  
436-445 RIVERVIEW DRIVE  
DOYLE, CA

**NST ENGINEERING, INC.**  
1445 Riverside Drive • Susanville, CA 96150  
Engineering • Planning • Surveying  
Phone: (530) 297-5175 Fax: (530) 297-6272

Date: 7/24/16  
Drawn: JB  
Checked: JM

Sheet No.  
**4**  
Of 5 Sheets

Job No. 2016-22  
File No. xx

Revisions:

Engineer:



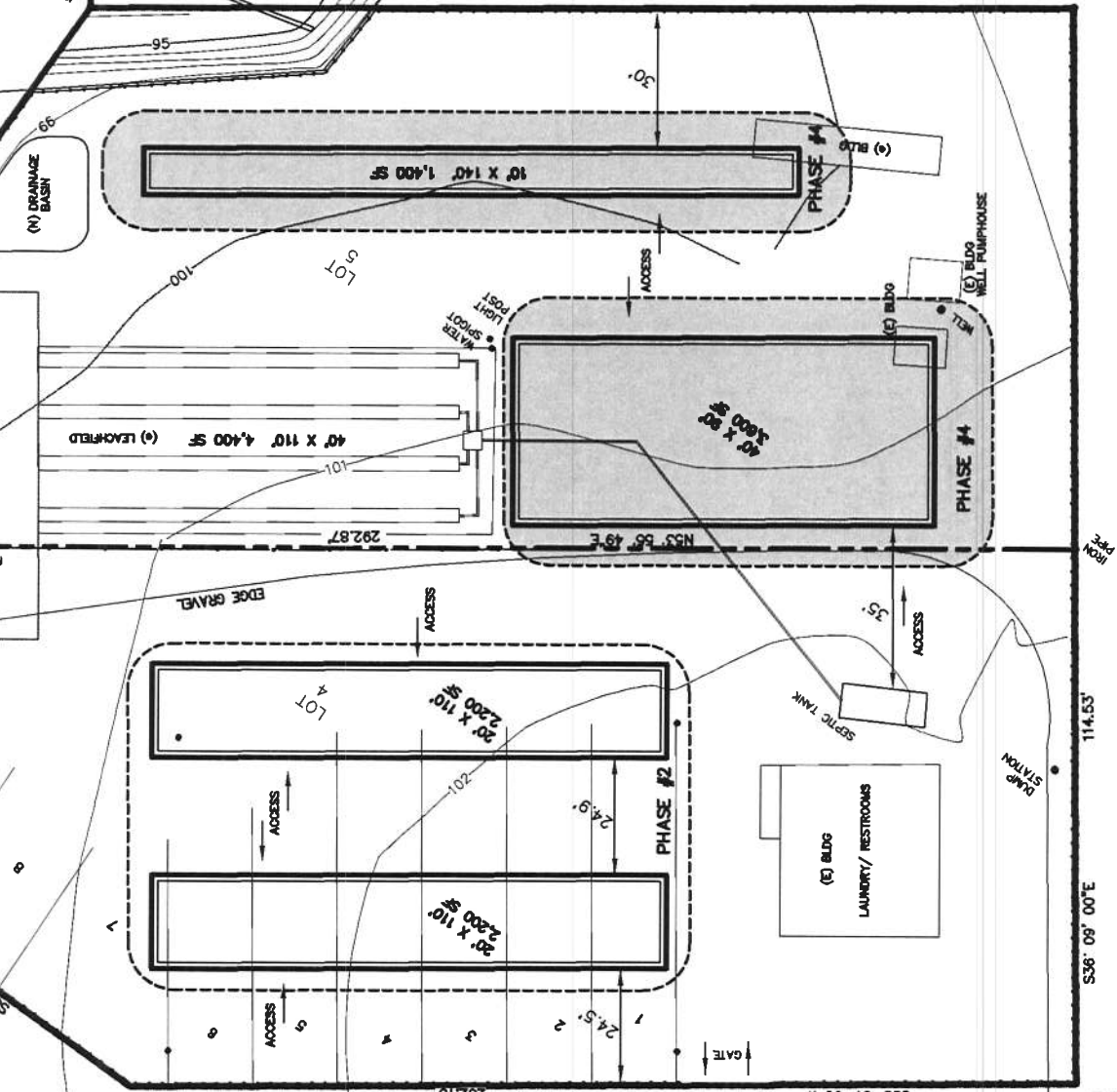
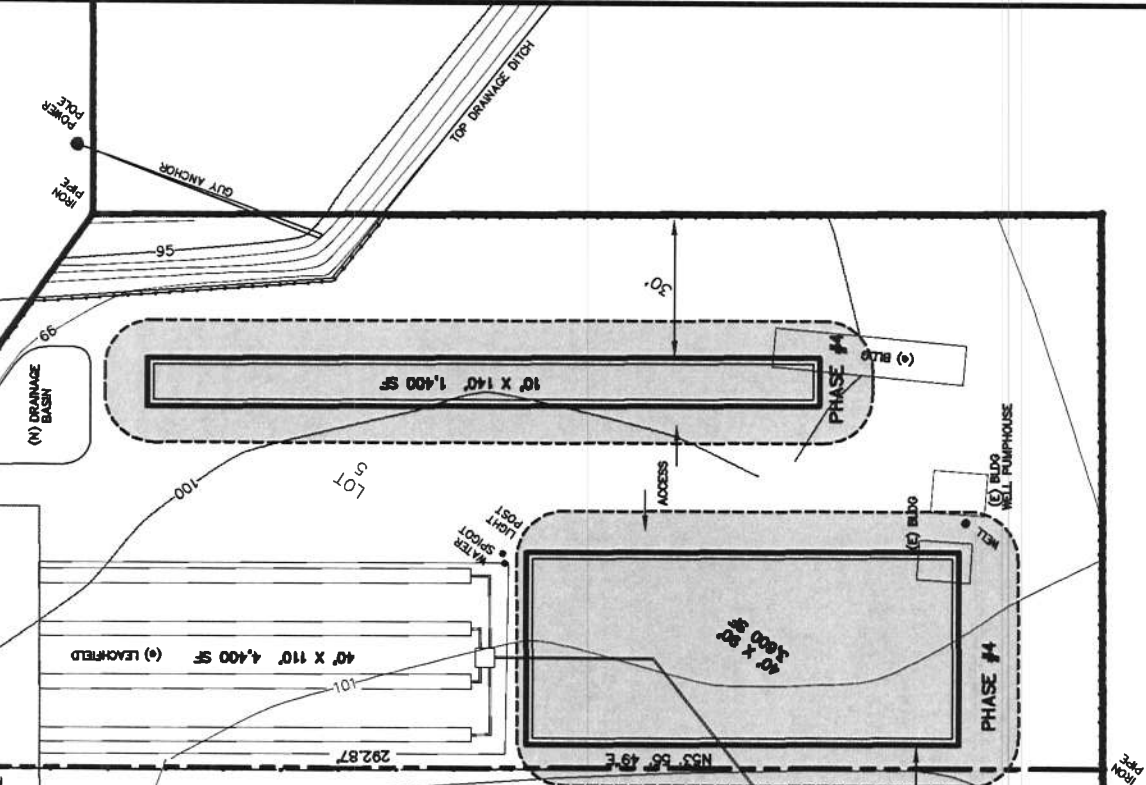
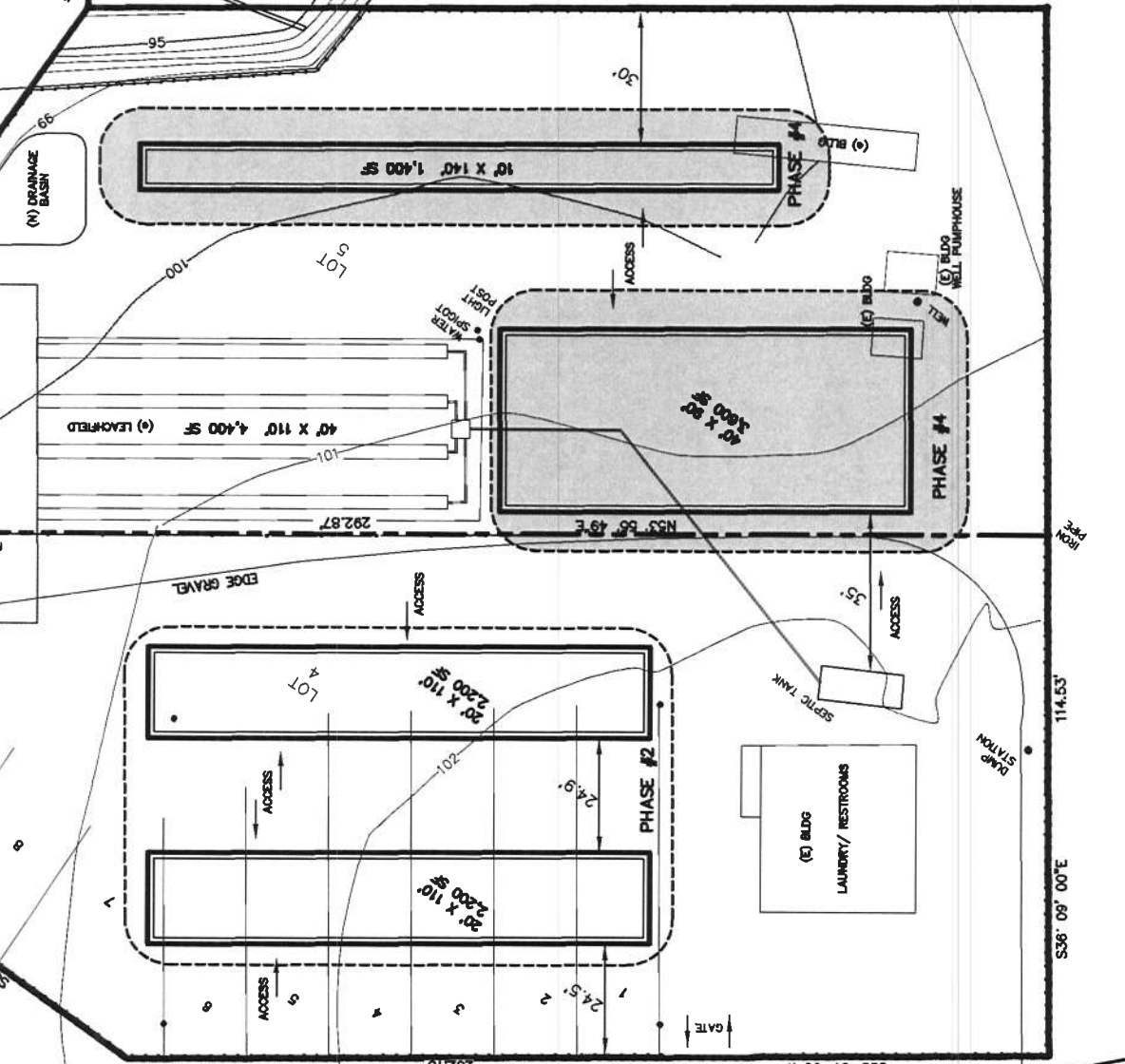
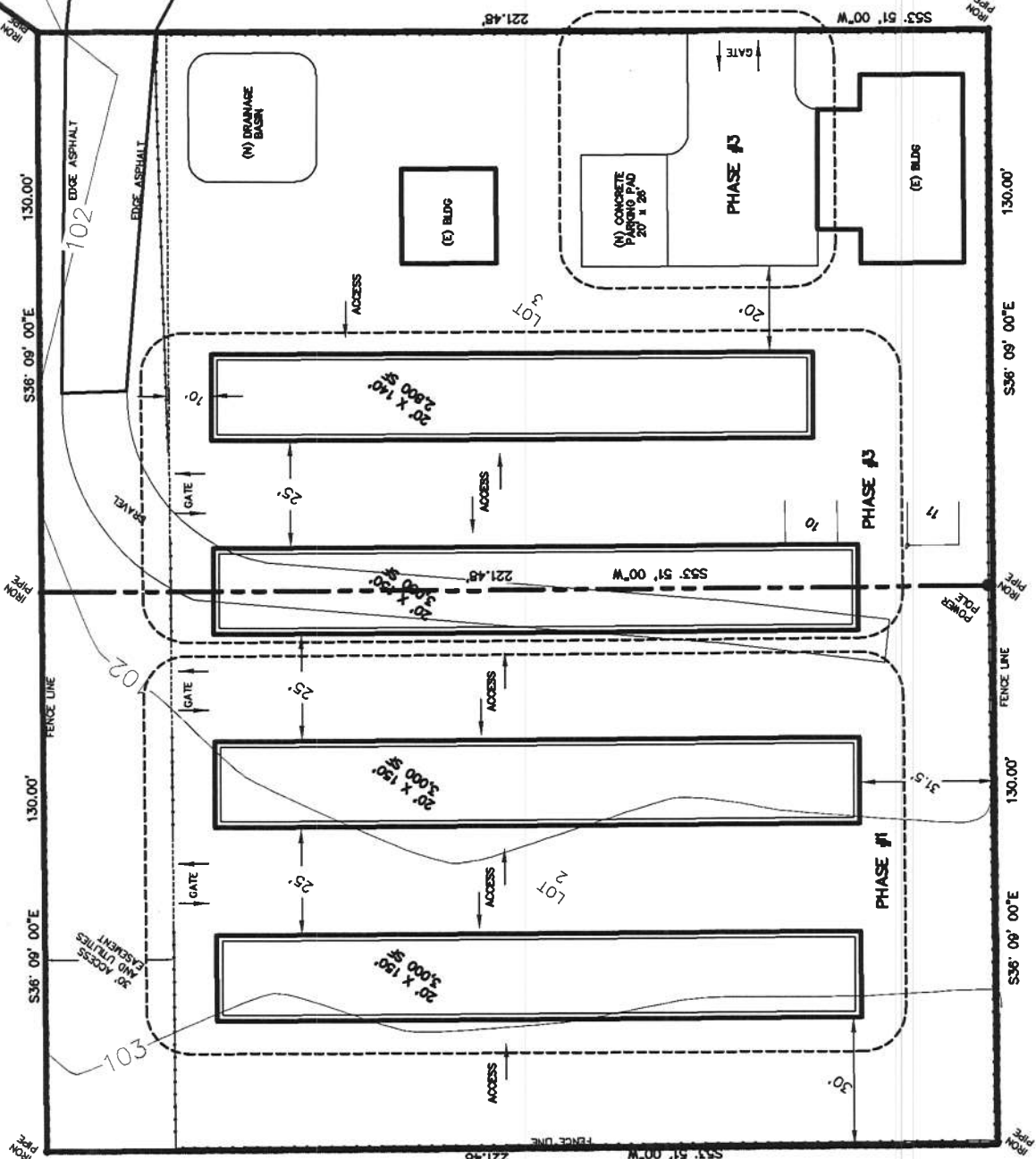
SCALE: 1" = 40'

# MINI-STORAGE FACILITY

- Phase #1 6,000 sf Building Area, (Lot #2)
- Phase #2 4,400 sf Building Area, (Lot #4)
- Phase #3 5,800 sf Building Area, (merge Lots #2 and #3)
- Phase #4 5,000 sf Building Area, (merge Lots #4 and #5)

21,200 sf Total Building Area  
2.68 ac. 116,700 Lot Area  
18.2% Building Coverage

- RV Park spaces and utilities to be removed in phases as facility is developed.



HIGHWAY 395

# PHASE #4

Revisions:					

Engineer:

Project Title:  
PROPOSED MINI-STORAGE FACILITY  
BILL & STEPHANIE SCHAUFFLER  
436-445 RIVERVIEW DRIVE  
DOWLE, CA

**NST ENGINEERING, INC.**  
1445 Riverside Drive • Sausalito, CA 94965  
Engineering • Planning • Surveying  
Phone: (950) 257-5175 Fax: (950) 257-6272

Date: 7/24/15  
Drawn: JB  
Checked: JM

Sheet No.  
**5**  
Of 5 Sheets

Job No. 2010-22  
File No. xx

# Use Permit #2018-009, Initial Study #2018-010, Schauffler







County of Lassen  
Department of Planning and Building Services

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

July 30, 2018

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

NOTICE OF EARLY CONSULTATION

Zoning & Building  
Inspection Requests  
Phone: 530 257-5263

**Applicant/Owner:** William and Stephanie Schauffler

**File No.:** Use Permit #2018-009, Initial Study #2018-010, Schauffler

**Project:** Proposal to construct a mini-storage facility (composed of eight storage buildings totaling 21,200 square feet) over a four-phase period. The existing 10-lot R.V. park spaces at the site and related utilities will be removed during development. The subject parcels are zoned A-1-H (General Agricultural District, Highway Combining District) and have an "Extensive Agriculture" land use designation in the *Lassen County General Plan, 2000*.

**Location:** The project site is located approximately one mile north of Doyle along U.S. Highway 395 at 436-945 Riverview Drive, Doyle, CA 96109 (address for APN 141-093-01; the other APNs do not have assigned addresses).

**A.P.N.:** 141-091-02, 141-091-03, 141-093-01, 141-093-02

**Staff Contact:** Stefano Richichi, Associate Planner

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

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

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

In order to be considered prior to determining whether a Negative Declaration or Environmental

Impact Report is required for this project, your comments will need to be received by this office no later than Friday, August 17, 2018.

If you have any questions concerning the project, please contact Stefano Richichi, Associate Planner, at (530) 251-8269.

Sincerely,



*for* Maurice L. Anderson,  
Environmental Review Officer

*SR* MLA:smr

Enclosures:

- Use Permit Application #2018-009
- Initial Study Application #2018-010
- Letter dated July 24, 2018, with Supplemental Information
- Use Permit Project Detail Supplement
- Plot Plan
- Vicinity Map

Distribution: Supervisor Hammond (5); William & Stephanie Schaffler (Applicant); Co. Assessor's Office; Co. Building Official; Co. Fire Warden/CAL FIRE; Co. Environmental Health Dept.; Co. Public Works; Co. Public Works/Road Div.; Co. Public Works/Transportation; CA Dept. of Fish & Game (Redding/Wendel); Caltrans; Dept. of Housing and Comm. Dev.; State Clearinghouse; Pit River Tribe of California; Greenville Rancheria of Maidu Indians; Susanville Indian Rancheria; Honey Lake Maidu; Washoe Tribe of Nevada and California; Doyle Fire Protection District; Fort Sage Unified School District; Lassen Community College District; Plumas Sierra REC.

S:/PLA:/Planning/2018/UP #2018-009, Schaffler/Initial Study/Notice of Early Consultation





State of California – Natural Resources Agency  
DEPARTMENT OF FISH AND WILDLIFE  
Region 1 – Northern  
601 Locust Street  
Redding, CA 96001  
[www.wildlife.ca.gov](http://www.wildlife.ca.gov)

EDMUND G. BROWN JR., Governor  
CHARLTON H. BONHAM, Director



RECEIVED

AUG 14 2018

Lassen County Department of  
Planning and Building Services

received by email -SR

August 14, 2018

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

**Subject: Review of the Early Scoping for Use Permit #2018-009, Initial Study #2018-010 (Schauffler), Assessor's Parcel Numbers 141-091-02, 141-091-03, 141-093-01, and 141-093-02, State Clearinghouse Number 2018082011, Lassen County**

Dear Mr. Richichi:

The California Department of Fish and Wildlife (Department) has reviewed the Notice of Early Consultation dated July 30, 2018, for the above-referenced project (Project). As a trustee for the State's fish and wildlife resources, the Department has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants and their habitat. As a responsible agency, the Department administers the California Endangered Species Act and other provisions of the Fish and Game Code (FGC) that conserve the State's fish and wildlife public trust resources. The Department offers the following comments and recommendations on this Project in our role as a trustee and responsible agency pursuant to the California Environmental Quality Act (CEQA), California Public Resources Code §21000 et seq. The following are informal comments intended to assist the Lead Agency in making informed decisions early in the Project development and review process.

### Project Description

The Project as proposed is to "construct a mini-storage facility (composed of eight storage buildings totaling 21,200 square feet) over a four-phase period. The existing 10-lot R.V. park spaces at the site and related utilities will be removed during development." According to Project documentation, the existing trees will be removed as the phases are completed.

### Comments and Recommendations

In order to avoid impacts to nesting birds and/or raptors protected under FGC sections 3503 and 3503.5, one of the following shall be implemented:

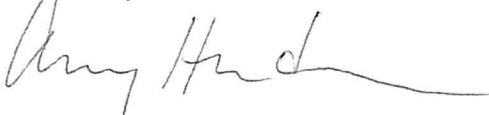
*Conserving California's Wildlife Since 1870*

Stefano Richichi, Associate Planner  
August 14, 2018  
Page 2

- a. Conduct vegetation removal and other ground-disturbance activities associated with construction from September 1 through January 31, when birds are not nesting; or
- b. Conduct pre-construction surveys for nesting birds if vegetation removal or ground disturbing activities are to take place during the nesting season (February 1 through August 31). These surveys shall be conducted by a qualified biologist no more than one week prior to vegetation removal or construction activities during the nesting season. If an active nest is located during the preconstruction surveys, a non-disturbance buffer shall be established around the nest by a qualified biologist in consultation with the Department. No vegetation removal or construction activities shall occur within this non-disturbance buffer until the young have fledged, as determined through additional monitoring by the qualified biologist. The results of the pre-construction surveys shall be sent to the Department at: California Department of Fish and Wildlife, Attn: CEQA, 601 Locust Street, Redding, CA, 96001.

If you have any questions, please contact me at (530) 225-2779, or by email at [Amy.Henderson@wildlife.ca.gov](mailto:Amy.Henderson@wildlife.ca.gov).

Sincerely,



Amy Henderson

ec: State Clearinghouse  
[state.clearinghouse@opr.ca.gov](mailto:state.clearinghouse@opr.ca.gov)

Stefano Richichi, Associate Planner  
[srichichi@co.lassen.ca.us](mailto:srichichi@co.lassen.ca.us)

## Stefano Richichi

---

**From:** Henderson, Amy@Wildlife <Amy.Henderson@wildlife.ca.gov>  
**Sent:** Wednesday, August 15, 2018 7:23 AM  
**To:** Stefano Richichi  
**Subject:** RE: State Clearinghouse Number 2018082011 Use Permit #2018-009 and Initial Study # 2018-010

Stefano,

Just to confirm, as long as they remove the trees outside the nesting season, there would be no need for a survey.

Best,

Amy Henderson  
Environmental Scientist  
Interior Conservation Planning  
California Department of Fish and Wildlife Northern Region  
601 Locust St.  
Redding, CA 96001  
530-225-2779  
[Amy.Henderson@wildlife.ca.gov](mailto:Amy.Henderson@wildlife.ca.gov)

RECEIVED  
AUG 15 2018  
Lassen County Department of  
Planning and Building Services

Every Californian should conserve water. Find out how at:



[SaveOurWater.com](http://SaveOurWater.com) · [Drought.CA.gov](http://Drought.CA.gov)

---

**From:** Stefano Richichi <SRichichi@co.lassen.ca.us>  
**Sent:** Wednesday, August 15, 2018 7:20 AM  
**To:** Henderson, Amy@Wildlife <Amy.Henderson@wildlife.ca.gov>  
**Subject:** RE: State Clearinghouse Number 2018082011 Use Permit #2018-009 and Initial Study #2018-010

Thank you Amy.

Stefano M. Richichi  
Associate Planner  
Lassen County Planning & Building Services  
707 Nevada St, Suite 5  
Susanville CA 96130  
(530) 251-8269  
(530) 251-8373 (FAX)





---

**From:** Henderson, Amy@Wildlife <[Amy.Henderson@wildlife.ca.gov](mailto:Amy.Henderson@wildlife.ca.gov)>  
**Sent:** Tuesday, August 14, 2018 2:14 PM  
**To:** Stefano Richichi <[SRichichi@co.lassen.ca.us](mailto:SRichichi@co.lassen.ca.us)>; 'state.clearinghouse@opr.ca.gov' <[state.clearinghouse@opr.ca.gov](mailto:state.clearinghouse@opr.ca.gov)>  
**Cc:** Henderson, Amy@Wildlife <[Amy.Henderson@wildlife.ca.gov](mailto:Amy.Henderson@wildlife.ca.gov)>  
**Subject:** State Clearinghouse Number 2018082011 Use Permit #2018-009 and Initial Study #2018-010

Please see attached.

Thank you,

Amy Henderson  
Environmental Scientist  
Interior Conservation Planning  
California Department of Fish and Wildlife Northern Region  
601 Locust St.  
Redding, CA 96001  
530-225-2779  
[Amy.Henderson@wildlife.ca.gov](mailto:Amy.Henderson@wildlife.ca.gov)

Every Californian should conserve water. Find out how at:



[SaveOurWater.com](http://SaveOurWater.com) · [Drought.CA.gov](http://Drought.CA.gov)



State of California – Natural Resources Agency  
DEPARTMENT OF FISH AND WILDLIFE  
Region 1 – Northern  
601 Locust Street  
Redding, CA 96001  
[www.wildlife.ca.gov](http://www.wildlife.ca.gov)

EDMUND G. BROWN JR., Governor  
CHARLTON H. BONHAM, Director



November 16, 2018

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

**Subject: Review of the Negative Declaration for Use Permit #2018-009, Initial Study #2018-010 (Schauffler), Assessor's Parcel Numbers 141-091-02, 141-091-03, 141-093-01, and 141-093-02, State Clearinghouse Number 2018082011, Lassen County**

Dear Mr. Richichi:

The California Department of Fish and Wildlife (Department) has reviewed the Negative Declaration dated November 2, 2018, for the above-referenced project (Project). As a trustee for the State's fish and wildlife resources, the Department has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants and their habitat. As a responsible agency, the Department administers the California Endangered Species Act and other provisions of the Fish and Game Code that conserve the State's fish and wildlife public trust resources. The Department commented on this Project on August 14, 2018. The recommended condition has been incorporated; therefore, the Department has no comment.

If you have any questions, please contact me at (530) 225-2779, or by email at [Amy.Henderson@wildlife.ca.gov](mailto:Amy.Henderson@wildlife.ca.gov).

Sincerely,

Amy Henderson

ec: State Clearinghouse  
[state.clearinghouse@opr.ca.gov](mailto:state.clearinghouse@opr.ca.gov)

Stefano Richichi, Associate Planner  
[srichichi@co.lassen.ca.us](mailto:srichichi@co.lassen.ca.us)

*Conserving California's Wildlife Since 1870*

## NATIVE AMERICAN HERITAGE COMMISSION

Environmental and Cultural Department  
1550 Harbor Blvd., Suite 100  
West Sacramento, CA 95691  
Phone (916) 373-3710  
Fax (916) 373-5471



November 27, 2018

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

Also e-mailed to: srichichi@co.lassen.ca.us

Re: SCH# 2018082011, Schauffler Use Permit #2018-009, Initial Study #2018-010 Project; Community of Doyle, Lassen County, California

Dear Mr. Richichi:

The Native American Heritage Commission (NAHC) has reviewed the Negative Declaration prepared for the project referenced above. The review included the Project Description; and the Initial Study Environmental Checklist, Cultural Resources section prepared by Genesis Society for the County of Lassen. We have the following concerns:

1. There is no Tribal Cultural Resources section or subsection in the Initial Study / Environmental Checklist as per California Natural Resources Agency (2016) "Final Text for tribal cultural resources update to Appendix G: Environmental Checklist Form," <http://resources.ca.gov/ceqa/docs/ab52/Clean-final-AB-52-App-G-text-Submitted.pdf> and questions of significance for Tribal Cultural Resources are not addressed.
2. There is no documentation of **government-to-government consultation by the lead agency** under AB-52 with Native American tribes traditionally and culturally affiliated to the project area as required by statute, or that mitigation measures were developed in consultation with the tribes. The standard conditions reference consultation only after inadvertent discoveries are found.

Please contact me at [gayle.totton@nahc.ca.gov](mailto:gayle.totton@nahc.ca.gov) or call (916) 373-3714 if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Gayle Totton".

Gayle Totton, B.S., M.A., Ph.D  
Associate Governmental Project Analyst

Attachment

cc: State Clearinghouse

## **ADDITIONAL INFORMATION**

The California Environmental Quality Act (CEQA)<sup>1</sup>, specifically Public Resources Code section 21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment.<sup>2</sup> If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an environmental impact report (EIR) shall be prepared.<sup>3</sup> In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources with the area of project effect (APE).

CEQA was amended in 2014 by Assembly Bill 52. (AB 52).<sup>4</sup> **AB 52 applies to any project for which a notice of preparation or a notice of negative declaration or mitigated negative declaration is filed on or after July 1, 2015.** AB 52 created a separate category for “tribal cultural resources”<sup>5</sup>, that now includes “a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment.”<sup>6</sup> Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.<sup>7</sup> Your project may also be subject to **Senate Bill 18 (SB 18)** (Burton, Chapter 905, Statutes of 2004), Government Code 65352.3, if it also involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space. **Both SB 18 and AB 52 have tribal consultation requirements.** Additionally, if your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966<sup>8</sup> may also apply.

**Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

Agencies should be aware that AB 52 does not preclude agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52. For that reason, we urge you to continue to request Native American Tribal Consultation Lists and Sacred Lands File searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>. Additional information regarding AB 52 can be found online at [http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation\\_CalEPAPDF.pdf](http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf), entitled “Tribal Consultation Under AB 52: Requirements and Best Practices”.

The NAHC recommends lead agencies consult with all California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources.

A brief summary of portions of AB 52 and SB 18 as well as the NAHC’s recommendations for conducting cultural resources assessments is also attached.

## **Pertinent Statutory Information:**

### **Under AB 52:**

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a **lead agency** shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice.

A **lead agency** shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project.<sup>9</sup> and **prior to the release of a negative declaration, mitigated negative declaration or environmental impact report.** For purposes of AB 52, “consultation shall have the same meaning as provided in Gov. Code § 65352.4 (SB 18).<sup>10</sup>

The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- a. Alternatives to the project.
- b. Recommended mitigation measures.
- c. Significant effects.<sup>11</sup>

1. The following topics are discretionary topics of consultation:

<sup>1</sup> Pub. Resources Code § 21000 et seq.

<sup>2</sup> Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, § 15064.5 (b); CEQA Guidelines Section 15064.5 (b)

<sup>3</sup> Pub. Resources Code § 21080 (d); Cal. Code Regs., tit. 14, § 15064 subd.(a)(1); CEQA Guidelines § 15064 (a)(1)

<sup>4</sup> Government Code 65352.3

<sup>5</sup> Pub. Resources Code § 21074

<sup>6</sup> Pub. Resources Code § 21084.2

<sup>7</sup> Pub. Resources Code § 21084.3 (a)

<sup>8</sup> 154 U.S.C. 300101, 36 C.F.R. § 800 et seq.

<sup>9</sup> Pub. Resources Code § 21080.3.1, subds. (d) and (e)

<sup>10</sup> Pub. Resources Code § 21080.3.1 (b)

<sup>11</sup> Pub. Resources Code § 21080.3.2 (a)

- a. Type of environmental review necessary.
- b. Significance of the tribal cultural resources.
- c. Significance of the project's impacts on tribal cultural resources.

If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency.<sup>12</sup>

With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process **shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10.** Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public.<sup>13</sup>

If a project may have a significant impact on a tribal cultural resource, **the lead agency's environmental document shall discuss** both of the following:

- a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
- b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code section 21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource.<sup>14</sup>

Consultation with a tribe shall be considered concluded when either of the following occurs:

- a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
- b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached.<sup>15</sup>

Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 **shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program**, if determined to avoid or lessen the impact pursuant to Public Resources Code section 21082.3, subdivision (b), paragraph 2, and shall be fully enforceable.<sup>16</sup>

If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, **the lead agency shall consider feasible mitigation** pursuant to Public Resources Code section 21084.3 (b).<sup>17</sup>

An environmental impact report **may not be certified**, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:

- a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 21080.3.2.
- b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
- c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code section 21080.3.1 (d) and the tribe failed to request consultation within 30 days.<sup>18</sup>

***This process should be documented in the Tribal Cultural Resources section of your environmental document.***

#### **Under SB 18:**

Government Code § 65352.3 (a) (1) requires consultation with Native Americans on general plan proposals for the purposes of "preserving or mitigating impacts to places, features, and objects described § 5097.9 and § 5091.993 of the Public Resources Code that are located within the city or county's jurisdiction. Government Code § 65560 (a), (b), and (c) provides for consultation with Native American tribes on the open-space element of a county or city general plan for the purposes of protecting places, features, and objects described in Sections 5097.9 and 5097.993 of the Public Resources Code.

- SB 18 applies to **local governments** and requires them to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: [https://www.opr.ca.gov/docs/09\\_14\\_05\\_Updated\\_Guidelines\\_922.pdf](https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf)
- **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.**<sup>19</sup>

<sup>12</sup> Pub. Resources Code § 21080.3.2 (a)

<sup>13</sup> Pub. Resources Code § 21082.3 (c)(1)

<sup>14</sup> Pub. Resources Code § 21082.3 (b)

<sup>15</sup> Pub. Resources Code § 21080.3.2 (b)

<sup>16</sup> Pub. Resources Code § 21082.3 (a)

<sup>17</sup> Pub. Resources Code § 21082.3 (e)

<sup>18</sup> Pub. Resources Code § 21082.3 (d)

<sup>19</sup> (Gov. Code § 65352.3 (a)(2)).



- There is no Statutory Time Limit on Tribal Consultation under the law.
- Confidentiality: Consistent with the guidelines developed and adopted by the Office of Planning and Research,<sup>20</sup> the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code sections 5097.9 and 5097.993 that are within the city's or county's jurisdiction.<sup>21</sup>
- Conclusion Tribal Consultation: Consultation should be concluded at the point in which:
  - The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
  - Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation.<sup>22</sup>

#### **NAHC Recommendations for Cultural Resources Assessments:**

- Contact the NAHC for:
  - A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
  - A Native American Tribal Contact List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
    - The request form can be found at <http://nahc.ca.gov/resources/forms/>.
- Contact the appropriate regional California Historical Research Information System (CHRIS) Center ([http://ohp.parks.ca.gov/?page\\_id=1068](http://ohp.parks.ca.gov/?page_id=1068)) for an archaeological records search. The records search will determine:
  - If part or the entire APE has been previously surveyed for cultural resources.
  - If any known cultural resources have been already been recorded on or adjacent to the APE.
  - If the probability is low, moderate, or high that cultural resources are located in the APE.
  - If a survey is required to determine whether previously unrecorded cultural resources are present.
- If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
  - The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

#### **Examples of Mitigation Measures That May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**

- Avoidance and preservation of the resources in place, including, but not limited to:
  - Planning and construction to avoid the resources and protect the cultural and natural context.
  - Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
- Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
  - Protecting the cultural character and integrity of the resource.
  - Protecting the traditional use of the resource.
  - Protecting the confidentiality of the resource.
- Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
- Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed.<sup>23</sup>
- Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated.<sup>24</sup>

The lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.

- Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources.<sup>25</sup> In areas of identified

<sup>20</sup> pursuant to Gov. Code section 65040.2,

<sup>21</sup> (Gov. Code § 65352.3 (b)).

<sup>22</sup> (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

<sup>23</sup> (Civ. Code § 815.3 (c)).

<sup>24</sup> (Pub. Resources Code § 5097.991).

<sup>25</sup> per Cal. Code Regs., tit. 14, section 15064.5(f) (CEQA Guidelines section 15064.5(f)).

archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.

- Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
- Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code section 7050.5, Public Resources Code section 5097.98, and Cal. Code Regs., tit. 14, section 15064.5, subdivisions (d) and (e) (CEQA Guidelines section 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.



*County of Lassen*  
Department of Planning and Building Services

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

December 6, 2018

**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

Gayle Totton, Associate Governmental Project Analyst  
Native American Heritage Commission  
Environmental and Cultural Department  
1550 Harbor Boulevard, Suite 100  
West Sacramento, CA 95691

Zoning & Building  
Inspection Requests  
Phone: 530 257-5263

RE: Use Permit #2018-009 and Initial Study #2018-010, Schaffler (SCH# 2018082011)

Dear Ms. Totton:

This letter is in response to your letter to Associate Planner Stefano Richichi dated November 27, 2018, in which you provide your comments/concerns in regard to the negative declaration and initial study prepared for the above project. Specifically, you point out that the initial study does not explicitly include a section dedicated to “tribal cultural resources” and also does not include documentation of the tribal consultation described in Assembly Bill 52 (AB 52). Thank you for your comments. Our Department will include a section dedicated to tribal cultural resources as well as language related to AB 52 compliance in its initial study template for future projects.

As you know from the initial study, Archaeologist Sean Michael Jensen of the Genesis Society conducted a pedestrian/cultural resource survey and found no cultural resources, tribal or otherwise. That survey also took into account information from a myriad of recognized sources and databases, many of which are referenced in your November 27, 2018, letter.

In addition, our Department sent a letter to the Washoe Tribe of Nevada and California (the only tribe to request consultation under AB 52) a notification letter as prescribed by AB 52 on July 30, 2018, although that tribe did not respond to said notification letter. Our Department also sent a notice of intent to adopt a negative declaration to all tribes that are “traditionally and culturally affiliated” with Lassen County as recognized by your office, on November 2, 2018, and a notice of early consultation to said tribes on July 30, 2018. Therefore, our Department is not only in compliance with AB 52 (see Public Resources Code Section 21080.3.1(b)), but has provided multiple opportunities for interested tribes to comment on this project, especially in regard to any concerns they may have about potential impacts to tribal cultural resources. To this date, no comments from any tribe have been received. As a result, no evidence has been submitted to suggest that the project will have any impact to tribal cultural resources.

Lastly, CEQA Guidelines Section 15063(f) states that Appendices G and H “are only suggested, and public agencies are free to devise their own format for an initial study.” Therefore, our Department is not bound to the sections required by Appendix G, although in practice our template closely mirrors that appendix.

Again, our Department appreciates your comments and, as noted above, will incorporate information about tribal cultural resources and AB 52 compliance (as written into Appendix G) into its initial study



template for future projects. However, in this case, your comments do not demonstrate a material change in the significance of the project's impacts (or lack thereof) to tribal cultural resources. Therefore, for the purposes of the initial study, impacts to tribal cultural resources on account of the project remain nonexistent. This letter will be included along with the initial study in the final staff report to the Lassen County Planning Commission to support said body's adoption of a negative declaration for this project, if said body so chooses to approve the project.

Our Department looks forward to continue working with you. Please contact Associate Planner Stefano Richichi at (530) 251-8269 if you have further questions.

Sincerely,



*for* Maurice L. Anderson,  
Director

MLA:smr  
Enclosures:

S:/PLA/Planning/2018/UP #2018-009, Schauffler/Response to Comments from NAHC



County of Lassen  
Department of Planning and Building Services

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

July 30, 2018

**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

Darrel Cruz, Director  
Washoe Tribal Historic Preservation Office  
919 Highway 395 South  
Gardnerville, Nevada 89410

Zoning & Building  
Inspection Requests  
Phone: 530 257-5263

RE: Notification Regarding Use Permit #2018-009 and Initial Study #2018-010 Pursuant to California Assembly Bill 52

Dear Mr. Cruz:

The purpose of this letter is to formally notify the Washoe Tribe of Nevada and California that the above referenced project is in a geographic area that has been identified as traditionally and culturally affiliated with the Washoe tribe, and that pursuant to California Assembly Bill 52 (AB 52), you have 30 days to request consultation with Lassen County in regard to this project. This letter is in response to the letter our Department received May 4, 2016, in which the Washoe Tribe of Nevada and California requested consultation with Lassen County "on undertakings that may affect Washoe Tribal Cultural Resources" pursuant to AB 52.

This use permit application, submitted by William and Stephanie Schaffler, is a proposal to construct a mini-storage facility (composed of eight storage buildings totaling 21,200 square feet) over a four-phase period. The existing 10-lot R.V. park spaces at the site and related utilities will be removed during development. The subject parcels are zoned A-1-H (General Agricultural District, Highway Combining District) and have an "Extensive Agriculture" land use designation in the *Lassen County General Plan, 2000*.

The project site is located approximately one mile north of Doyle along U.S. Highway 395 at 436-945 Riverview Drive, Doyle, CA 96109 (address for APN 141-093-01; the other APNs do not have assigned addresses). APNs: 141-091-02, 141-091-03, 141-093-01, 141-093-02.

Please see the attached documents for more detail regarding the project. Again, this letter formally invites the Washoe Tribe of Nevada and California to request consultation for the above application within 30 days of the date of this letter pursuant to AB 52.

Please contact Stefano Richichi, Associate Planner, at (530) 251-8269 with any further questions.

Sincerely,

for Maurice L. Anderson,  
Director

SR MLA:smr

Enclosures: Use Permit Application #2018-009  
Initial Study Application #2018-010  
Vicinity Map





## USE PERMIT APPLICATION

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

DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

(530) 251-8269 · (530) 251-8373 (fax)

www.co.lassen.ca.us

RECEIVED

JUN 05 2018

Lassen County Department of  
Planning and Building Services

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

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

FILE NO. UP#2018-009

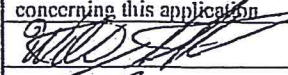

Property Owner/s	Property Owner/s
Name: BILL & STEPHANIE SCHAUFFLER	Name:
Mailing Address: P.O. BOX 1402	Mailing Address:
City, ST, Zip: GRASS VALLEY, CA 95945	City, ST, Zip:
Telephone: (530) 575-6224 Fax:	Telephone: Fax:
Email: SCHAUFFLERS@GMAIL.COM	Email:

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

Project Address or Specific Location: 436-945 RIVERVIEW DR., DOYLE	
Deed Reference: Book: Page: Year: Doc#:	
Zoning: <u>A-1-H</u>	General Plan Designation:
Parcel Size (acreage): $0.66(3)+0.70=2.68$ AC	Section: 7 Township: 25 Range: 17

Assessor's Parcel Number(s):	141 -091 -02	141 -091 -03	- -
- -	141 -093 -01	141 -093 -02	- -

Project Description: OWNER PLANS TO CONSTRUCT A MINI-STORAGE FACILITY ON THE ABOVE REFERENCED LOTS IN FIVE (5) PHASES
<u>Four (4) PHASES PER JULY 26, 2018 SUBMITTAL-SR</u>

<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:
 Date:	Date:

See associated process form for required attachments and instructions.



## Initial Study Application

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

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FILE NO. IS# 2018-010

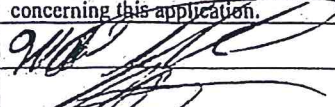
Property Owner/s	Property Owner/s
Name: BILL & STEPHANIE SCHAUFFLER	Name:
Mailing Address: P.O. BOX 1402	Mailing Address:
City, ST, Zip: GRASS VALLEY, CA 95945	City, ST, Zip:
Telephone: (530) 575-6224 Fax:	Telephone: Fax:
Email: SCHAUFFLERS@GMAIL.COM	Email:

Applicant/Authorized Representative*	Agent (Land Surveyor/Engineer/Consultant)
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Name:	Name: NST ENGINEERING, INC
Mailing Address:	Mailing Address: 1495 RIVERSIDE DRIVE
City, ST, Zip:	City, ST, Zip: SUSANVILLE, CA 96130
Telephone: Fax:	Telephone: (530) 257-5173 Fax:
Email:	Email: nst@frontiernet.net License #: 36929

Project Address or Specific Location: 436-945 RIVERVIEW DR., DOYLE			
Deed Reference: Book:	Page:	Year:	Doc#:
Zoning:		General Plan Designation:	
Parcel Size (acreage): 0.66(3)+0.70=2.68 AC		Section: 7	Township: 25 Range: 17

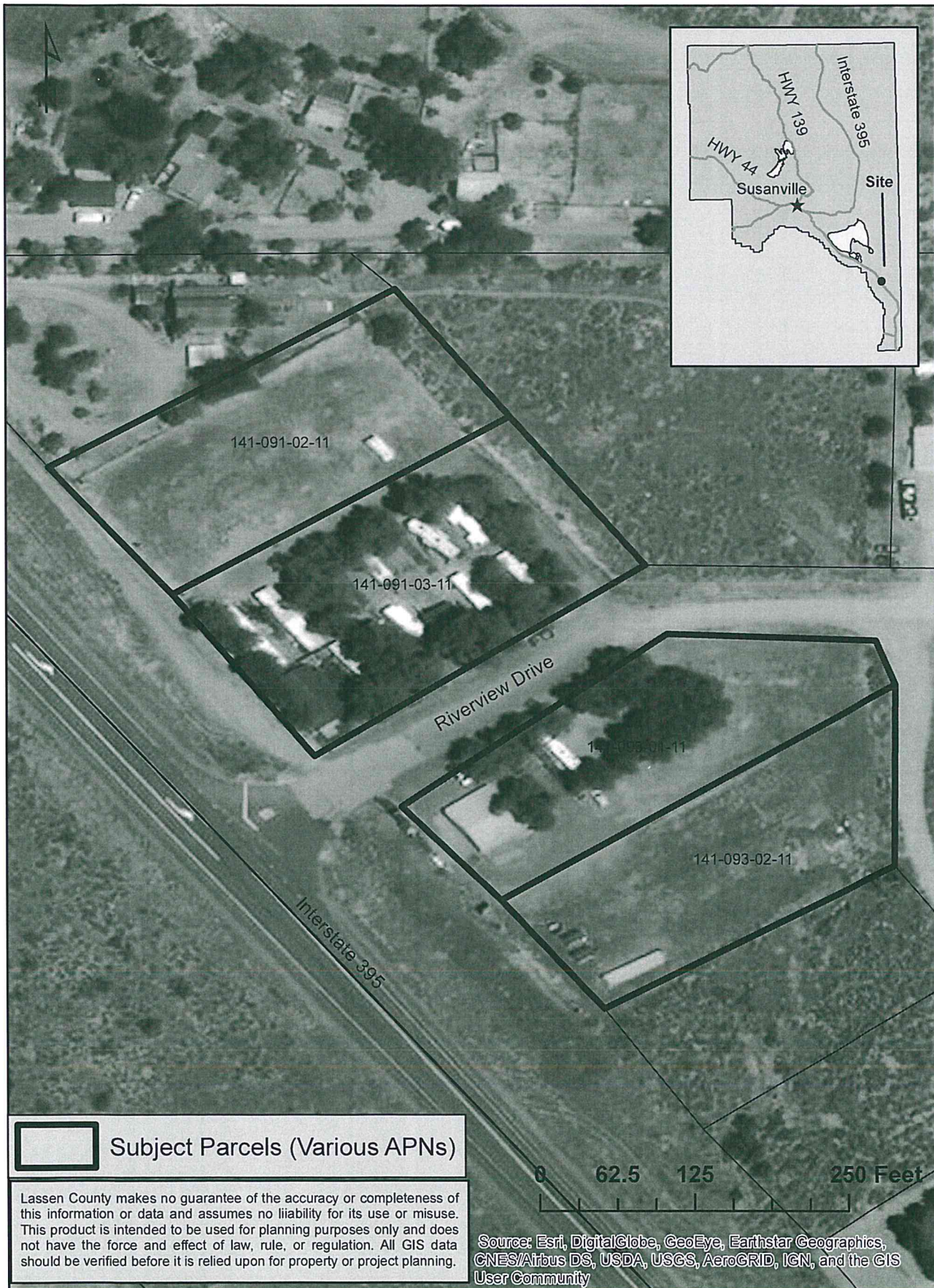
Assessor's Parcel Number(s):	141 -091 -02	141 -091 -03	- -
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Project Description: OWNER PLANS TO CONSTRUCT A MINI-STORAGE FACILITY ON THE ABOVE REFERENCED
LOTS IN FIVE (5) PHASES

<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.  Date: 6/6/18 Date: 6/6/18	<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:
---	--



# Use Permit #2018-009, Initial Study #2018-010, Schauffler





# Use Permit #2018-009, Initial Study #2018-010, Schauffler







## USE PERMIT APPLICATION

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

DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

(530) 251-8269 · (530) 251-8373 (fax)

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Lassen County Department of  
Planning and Building Services

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FILE NO. UP#2018-009

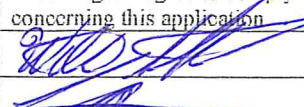
Property Owner/s	Property Owner/s
Name: BILL & STEPHANIE SCHAUFFLER	Name:
Mailing Address: P.O. BOX 1402	Mailing Address:
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City, ST, Zip:	City, ST, Zip: SUSANVILLE, CA 96130
Telephone: Fax:	Telephone: (530) 257-5173 Fax:
Email:	Email: nst@frontiernet.net License #: 36929

Project Address or Specific Location: 436-945 RIVERVIEW DR., DOYLE			
Deed Reference: Book:	Page:	Year:	Doc#:
Zoning: <u>A-1-H</u>		General Plan Designation:	
Parcel Size (acreage):	0.66(3)+0.70=2.68 AC	Section: 7	Township: 25 Range: 17

Assessor's Parcel Number(s):	141 -091 -02	141 -091 -03	- -
- -	141 -093 -01	141 -093 -02	- -

Project Description:	OWNER PLANS TO CONSTRUCT A MINI-STORAGE FACILITY ON THE ABOVE REFERENCED LOTS IN FIVE (5) PHASES

<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.  Date: _____	<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: _____	Date: _____

See associated process form for required attachments and instructions.



## Initial Study Application

FILING FEE: \$611.00

DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

(530) 251-8269 • (530) 251-8373 (fax)

www.co.lassen.ca.us

RECEIVED

JUN 05 2013

Lassen County Department of  
Planning and Building Services

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FILE NO. IS#2018-010

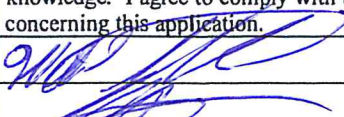
Property Owner/s	Property Owner/s
Name: BILL & STEPHANIE SCHAUFFLER	Name:
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---	--



### ENVIRONMENTAL SETTING:

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

The project site consists of four parcels totaling 2.68 acres. Presently, one lot is vacant and the remaining three have portions of the existing B.V. Park. The soil is silty sand with some trees and sagebrush. There is a seasonal drainage swale to the southeast corner of the site and the site slopes gently from northwest to southeast.

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

The surrounding properties are sparsely populated and consist of commercial and residential land use. The properties are gently sloping and is sparsely covered with sagebrush.

#### Slope of Property:

(Approx. percentage of property having following slopes)

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

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

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

Yes \_\_\_\_\_ If yes, attach. No ☒

List districts involved:

Health Department may need to approved removal of sewage disposal system  
Existing well will remain. Public Works Dept. may need to approve upgraded  
encroachment on Pinview Drive

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

There is a seasonal drainage channel (natural) along the southeast corner  
(Name and/or type of drainage channels) of parcel

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

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

YES NO

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

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

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

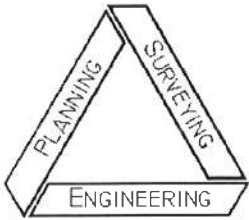
YES	NO	
___	✓	4. Substantial change in demand for public services (police, fire, water, sewage, etc.).
___	✓	5. Significant amounts of solid waste or litter.
___	✓	6. Will road or access construction involve grade alteration, cut and/or fill?
___	✓	7. Could the project create a traffic hazard or congestion on the immediate street system or cause excessive vehicular noise?
___	✓	8. Change in scenic views or vistas from existing residential areas or public lands or roads.
___	✓	9. Substantial change in existing noise or vibration levels in the vicinity.
___	✓	10. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives.
✓	___	11. Change in pattern, scale, or character of land use in the general area of the project.
___	✓	12. Substantially increase energy consumption (electricity, heat, fuel, etc.).
___	✓	13. Relationship to a larger project or series of projects.
___	✓	14. Would the proposed project vary from standards or plans adopted by any agencies (such as air, water, noise, etc.)?
___	✓	15. Will the removal or logging of timber be part of the project?

**Mitigation Measures proposed by the Property Owner/Applicant:**

The mini storage facility will provide a high density of buildings on these parcels compared to the existing B.V. Park. However, since the site will be fenced and gated, the new facility may aesthetically look better than the existing older B.V. Park.

There will be some change in vehicular traffic and finish grades, but usually traffic into a mini storage facility is intermittent and should not be substantial.

There will be no rest room facilities and very little electrical use.



# ***NST ENGINEERING, INC.***

***1495 Riverside Drive • Susanville, CA 96130  
(530) 257-5173 • FAX (530) 257-6272***

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

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July 24, 2018

Maurice Anderson  
Lassen County Dept. of Planning and Building Services  
707 Nevada Street  
Susanville, CA 96130

Re: Use Permit #2018-009  
Initial Study #2018-010  
Schauffler

Dear Maurice,

I have attached the use permit project detail supplement for your use as well as the revised preliminary plan. Here are some answers to other questions in your June 27<sup>th</sup> letter:

1. There will be one employee for the Mini Storage facility.
  2. There will be no office at this time because business will be conducted via internet services. It is possible that an office in one of the existing buildings may be used in the future.
  3. We have shown two parking spaces, one for an employee and one for a customer. Customers will be accessing their storage units, so they will park adjacent to the unit in the access aisle.
  4. The sewage dump station is used by the R.V. Park and will be removed during the final phase of the project.
  5. The existing laundry / restrooms facility will remain. Therefore, the septic tank and leachfields will remain in place. Since the leachfield is being used, the leachfield expansion area must be designated.
  6. The proposed hours of operation vary. The customers using the storage facility will have a code for gate access and standards hours of operation will be from 9:00am to 6:00pm.
- 
7. All storage units will be for rent, totaling almost 200 units when the facility is built out.
  8. The scheduling of construction is noted on the Use Permit Supplement Sheet.

9. The site preparation will be done in phases as noted on the Use Permit Supplement Sheet.
10. The existing permanent structures will remain.
11. Standard excavation and site grading equipment will be used. A maximum of two trucks may be used during each phase.
12. Grading as noted above will be done in phases with a maximum of five days spent on grading in each phase. Standard dust prevention measures will be used, water, cover stockpiles of material, etc.
13. All siding and roofing materials will come to the job site prefinished.
14. Existing signage will be used and altered to include the Mini Storage facility advertising.
15. Existing trees will be removed as the phases are completed.
16. The existing well will be within ten (10) feet of the storage building in the final phase of the project and will be protected from traffic at that time.
17. The access aisle will be 6 inch class II baserock. The only hard surface (concrete or paving) will be at the parking spaces in phase #3.
18. The properties will be fully fenced when the project is built out. The 30' wide access easement along the east side of lots 2 and 3 will not be fenced.

Phase #1: Fence around lot #2, excluding easement.

Phase #2: Fence around Lot #4, excluding around the laundry / shower building

Phase #3: The R.V. spaces will be removed and lot #3 will be fenced, excluding easement

Phase #4: Lot #5 will be fenced. The fence will be six (6) feet high and will be a galvanized chain link fence

19. Merger-  
The merger of the lots will not be done until Phase #3 when lots 2 and 3 will be merged. Prior to Phase #4, lots 4 and 5 will be merged.
20. Setbacks have been revised so that when the lots are merged and over an acre in size, the required thirty (30) foot setback will be in place.
21. See attached elevation of a standard building.

If you have any question, please call.

Sincerely,



Jeff Morrish  
RCE 36929





## Initial Study Application

FILING FEE: \$611.00

DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

(530) 251-8269 · (530) 251-8373 (fax)

www.co.lassen.ca.us

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. \_\_\_\_\_

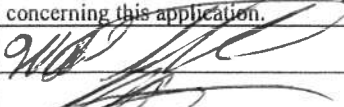
Property Owner/s	Property Owner/s
Name: BILL & STEPHANIE SCHAUFFLER	Name:
Mailing Address: P.O. BOX 1402	Mailing Address:
City, ST, Zip: GRASS VALLEY, CA 95945	City, ST, Zip:
Telephone: (530) 575-6224 Fax:	Telephone: Fax:
Email: SCHAUFFLERS@GMAIL.COM	Email:

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

Project Address or Specific Location: 436-945 RIVERVIEW DR., DOYLE			
Deed Reference: Book:	Page:	Year:	Doc#:
Zoning:		General Plan Designation:	
Parcel Size (acreage): 0.66(3)+0.70=2.68 AC		Section: 7	Township: 25 Range: 17

Assessor's Parcel Number(s):	141 091 02	141 091 03	- -
- -	141 - 093 - 01	141 - 093 - 02	- -

Project Description: OWNER PLANS TO CONSTRUCT A MINI-STORAGE FACILITY ON THE ABOVE REFERENCED
LOTS IN FIVE (5) PHASES

<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.  Date: 6/5/18 Date: 6/5/18	<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:
---	--



## 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):** Tentative Construction Scheduling: Phase #1 - Start Fall, 2018, finish in April, 2019  
Phase #2 - Start Spring 2020 finish in Summer 2020 ; Phase #3 - Start Spring 2022 finish in Summer 2022  
Phase#4 - Start Spring 2023 finish in Summer 2023

2. **Existing use of property:** R. V. Park and Vacant Land

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

**North:** Residential

**South:** Vacant

**East:** Residential

**West:** Highway - Commercial use across the highway

4. **Hours of proposed operation:** 9:00 AM to 6:00 PM **Days of operation:** Access to the Mini Storage will be during the day

5. **Number of shifts:** 1 **Number of employees:** 1

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

7. **Number of visitors/customers:** 5 **per day** 35 **per week**

(customers accessing storage unit)

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

If yes, anticipated noise levels in decibels at:

50 feet        100 feet        Property Line       

9. **Describe existing structures and improvements to be used in conjunction with the proposed use, including their floor area:** The existing buildings will remain as residence and as a laundry / restroom facility.

10. **Maximum height (in feet) of existing structures:** 15

11. **Maximum height (in feet) of proposed structures:** 15

12. Describe any existing structures to be removed: None - the R. V. sites will eventually be removed  
as development occurs.

13. Describe proposed structures and improvements (e.g., buildings, parking, roads, and sewer services, etc.). Please include dimensions and floor area: Mini-Storage Facilities - Buildings will be metal framed.  
Security lights will be provided. No other services (sewer, water, electrical) will be available to singular units.

14. Describe the topography and physical environment at and surrounding the project site: \_\_\_\_\_  
The site is flat and slopes to the southeast.

15. Describe proposed exterior lighting, including location (attach lighting diagram if applicable): \_\_\_\_\_  
Security lights mounted in the buildings and rotated downwardly to avoid confusion.

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:  
86,000 sq. ft. or 2 acres (on access drives  
Quantity of cut: 500 cubic yards      Quantity of fill: 1,000 cubic yards and base rock  
under floor slabs.)

17. Percentage of site to be covered by impervious surfaces (e.g., roads, driveways, and structures),  
including estimated impervious surfaces at project buildout: 18%

18. Number of existing parking spaces: 0 employee        customer

Number of proposed parking spaces: 1 employee 1 customer

Describe surfacing of parking area: 6" of concrete

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: Existing (may need to be updated)      Underground ☐ Overhead ☒

Telephone: Existing      Underground ☐ Overhead ☒

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

Other ☐ \_\_\_\_\_

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

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

**Solid Waste Disposal:** Existing

**LP/Natural Gas:** Existing

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

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

**High School:** Long Valley Charter School and Fort Sage Unified School District

**Elementary School:** Long Valley Charter School

**Fire Protection:** Doyle Fire Protection District

**Community Services District:** N/A

**Water:** N/A

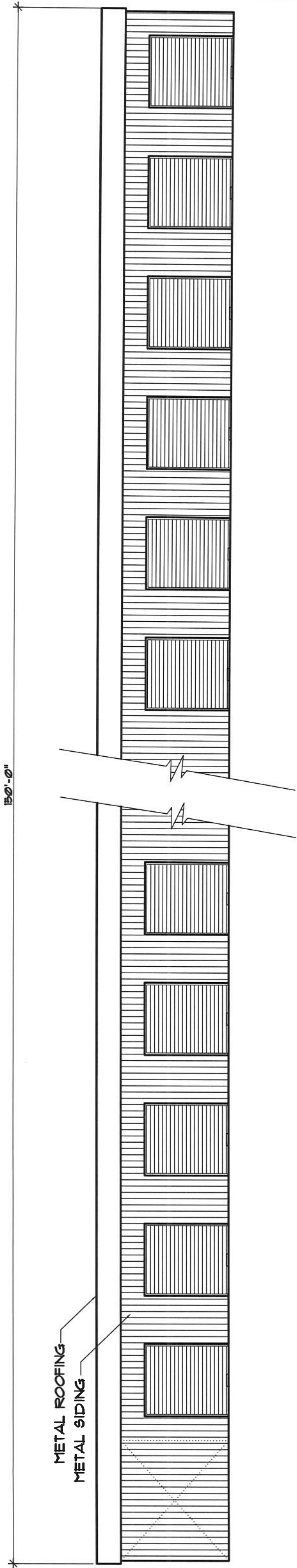
**Sewer:** N/A

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

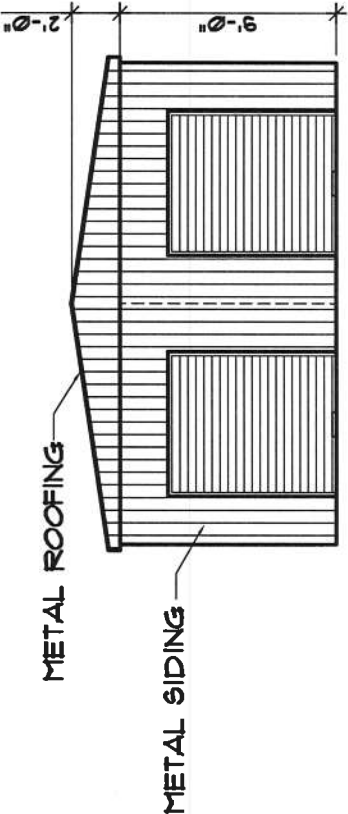
**23. List all county, state, regional or federal agencies from which a permit or approval is or may be required, including type of permit required:** County Road Department (encroachment)

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





**STORAGE ELEVATION**  
SCALE: 1/8"=1'-0"



**END ELEVATION**  
SCALE: 1/8"=1'-0"

MINI STORAGE FACILITY FOR:

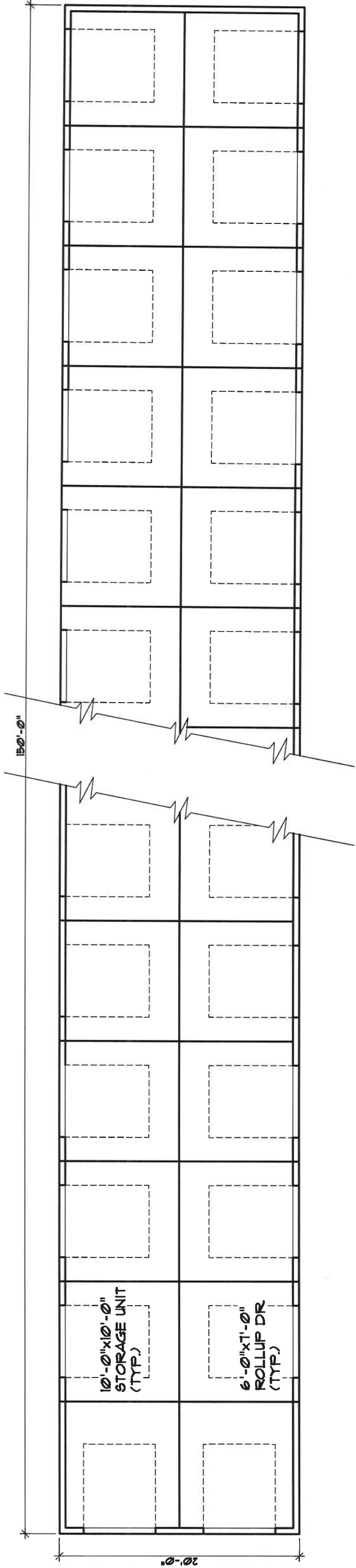
**WILLIAM & STEPHANIE SCHAUFFLER**  
436-945 RIVERVIEW DRIVE, DOYLE  
COUNTY OF LASSEN, CALIFORNIA

**NST ENGINEERING, INC.**  
1495 Riverside Drive • Susanville, CA 96130  
Engineering • Planning • Surveying  
Phone: (530) 257-5173 Fax: (530) 257-6272  
DATE: 7/24/2018 JOB# 18-22

Surveying

Planning

Engineering



**STORAGE UNIT FLOOR PLAN**

SCALE: 1/8" = 1'-0"

MINI STORAGE FACILITY FOR:

**WILLIAM & STEPHANIE SCHAUFFLER**  
436-945 RIVERVIEW DRIVE, DOYLE  
COUNTY OF LASSEN, CALIFORNIA

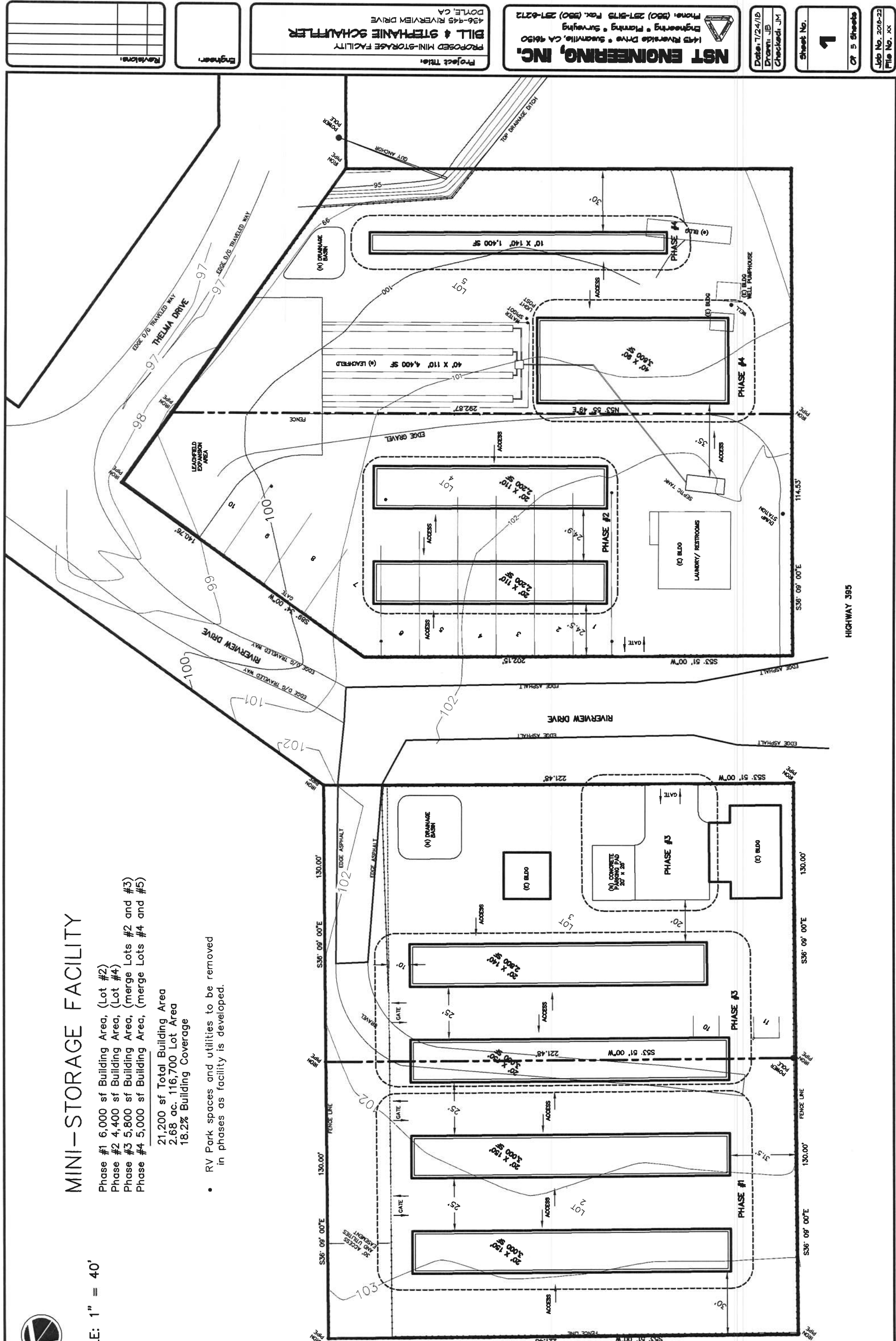
**NET ENGINEERING, INC.**  
1495 Riverside Drive • Susanville, CA 96130  
Engineering • Planning • Surveying  
Phone: (530) 251-5173 Fax: (530) 251-6272  
DATE: 1/24/2018 JOB# 18-22





Phase #1 6,000 sf Building Area, (Lot #2)  
 Phase #2 4,400 sf Building Area, (Lot #4)  
 Phase #3 5,800 sf Building Area, (merge Lots #2 and #3)  
 Phase #4 5,000 sf Building Area, (merge Lots #4 and #5)

- RV Park spaces and utilities to be removed in phases as facility is developed.





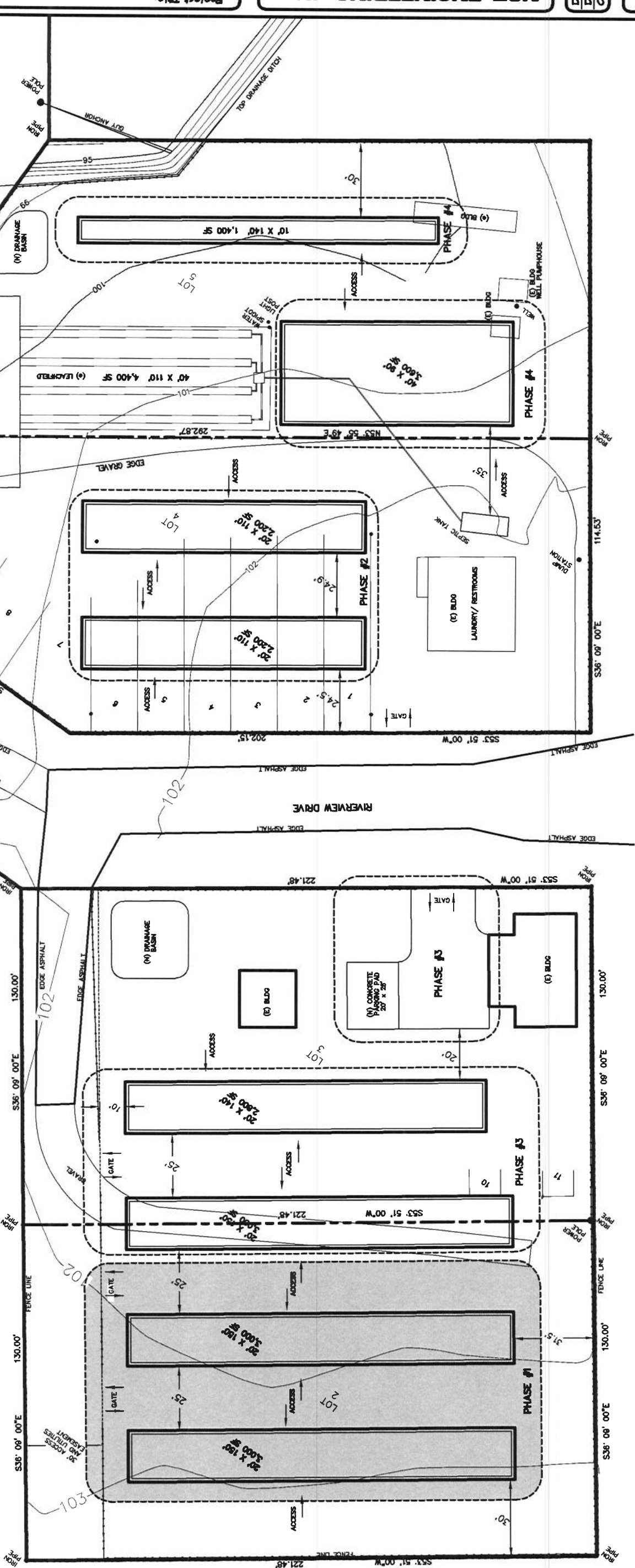
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# MINI-STORAGE FACILITY

- Phase #1 6,000 sf Building Area, (Lot #2)
- Phase #2 4,400 sf Building Area, (Lot #4)
- Phase #3 5,800 sf Building Area, (merge Lots #2 and #3)
- Phase #4 5,000 sf Building Area, (merge Lots #4 and #5)

21,200 sf Total Building Area  
2.68 ac. 116,700 Lot Area  
18.2% Building Coverage

- RV Park spaces and utilities to be removed in phases as facility is developed.



# PHASE #1

HIGHWAY 395

Revisions:					

Engineer:

Project Title:  
PROPOSED MINI-STORAGE FACILITY  
BILL & STEPHANIE SCHAUFFLER  
436-945 RIVERVIEW DRIVE  
DOYLE, CA

**NST ENGINEERING, INC.**  
1475 Riverside Drive • Sausalito, CA 94965  
Engineering • Planning • Surveying  
Phone: (415) 257-5175 Fax: (415) 257-6372

Date: 7/2/18  
Drawn: JB  
Checked: JM

Sheet No.  
**2**  
Of 5 Sheets

Job No. 2018-22  
File No. xx





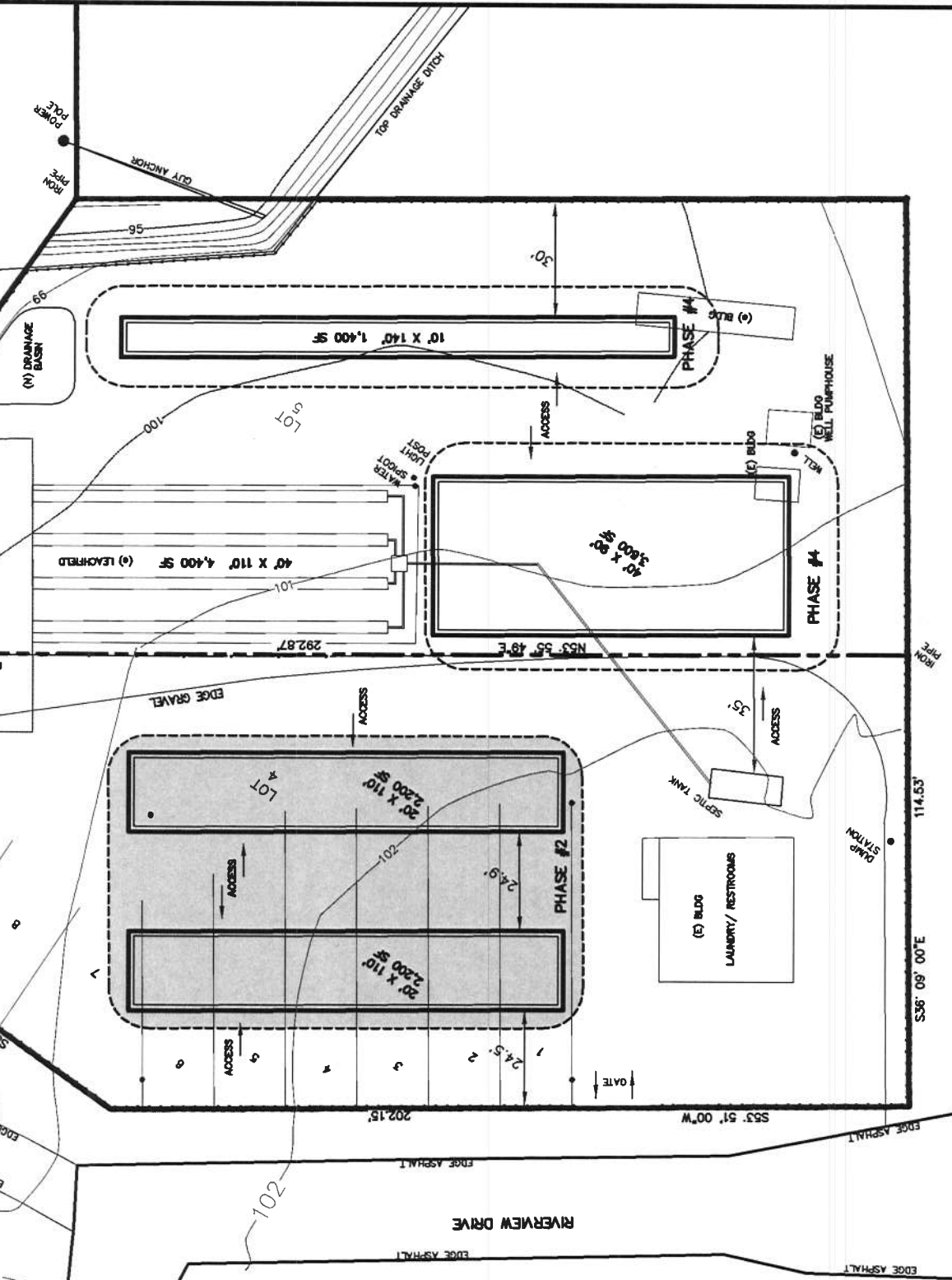
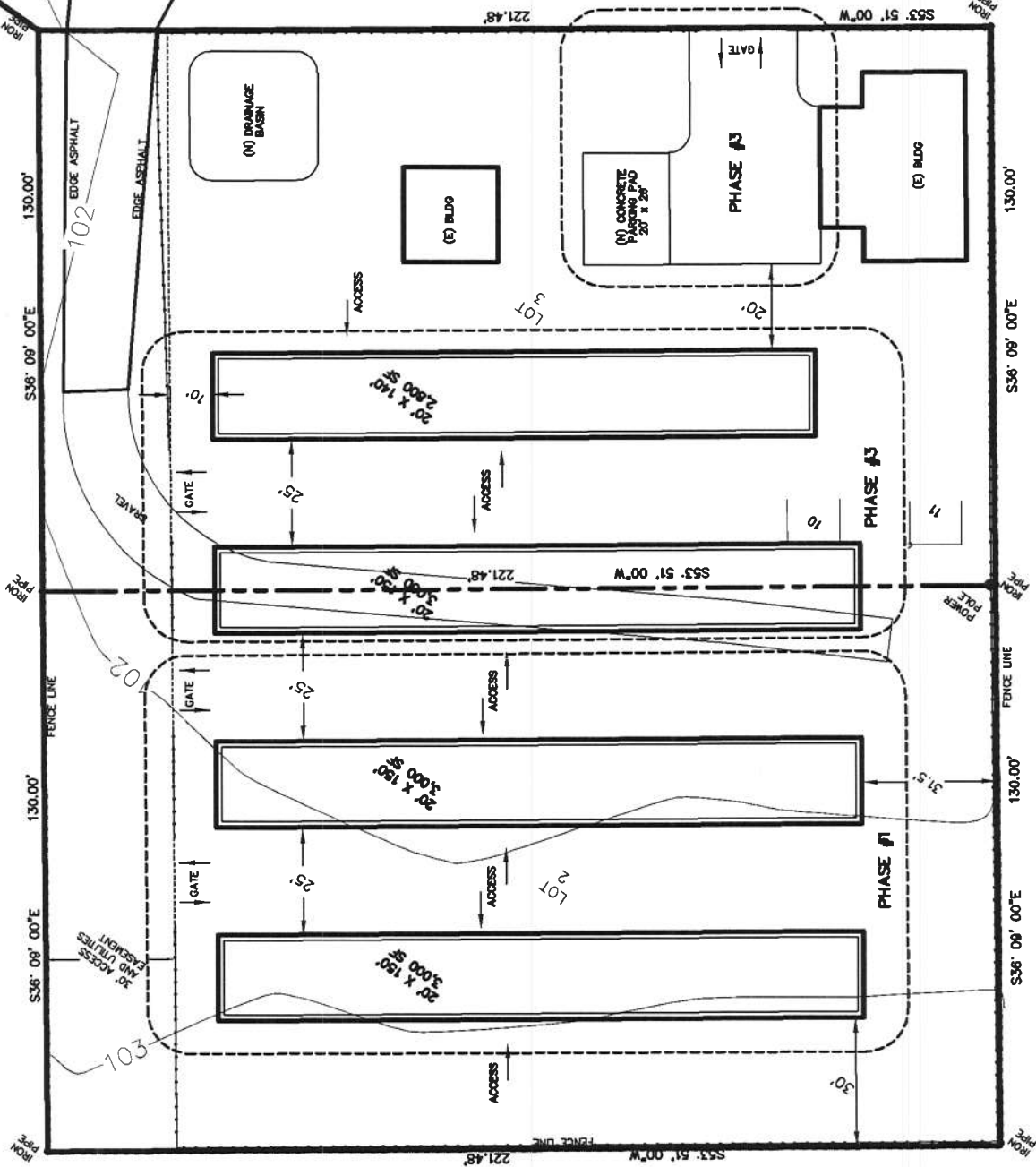
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## MINI-STORAGE FACILITY

- Phase #1 6,000 sf Building Area, (Lot #2)
- Phase #2 4,400 sf Building Area, (Lot #4)
- Phase #3 5,800 sf Building Area, (merge Lots #2 and #3)
- Phase #4 5,000 sf Building Area, (merge Lots #4 and #5)

21,200 sf Total Building Area  
2.68 ac. 116,700 Lot Area  
18.2% Building Coverage

- RV Park spaces and utilities to be removed in phases as facility is developed.



HIGHWAY 395

## PHASE #2


Engineer: \_\_\_\_\_

Project Title: PROPOSED MINI-STORAGE FACILITY  
BILL & STEPHANIE SCHAUFFLER  
436-445 RIVERVIEW DRIVE  
DORLE, CA

NST ENGINEERING, INC.  
1445 Riverside Drive • Sausalito, CA 94965  
Phone: (550) 257-5175 Fax: (550) 257-6272

Date: 7/24/16  
Drawn: JB  
Checked: JM

Sheet No. 3  
Of 5 Sheets

Job No. 2016-22  
File No. xx



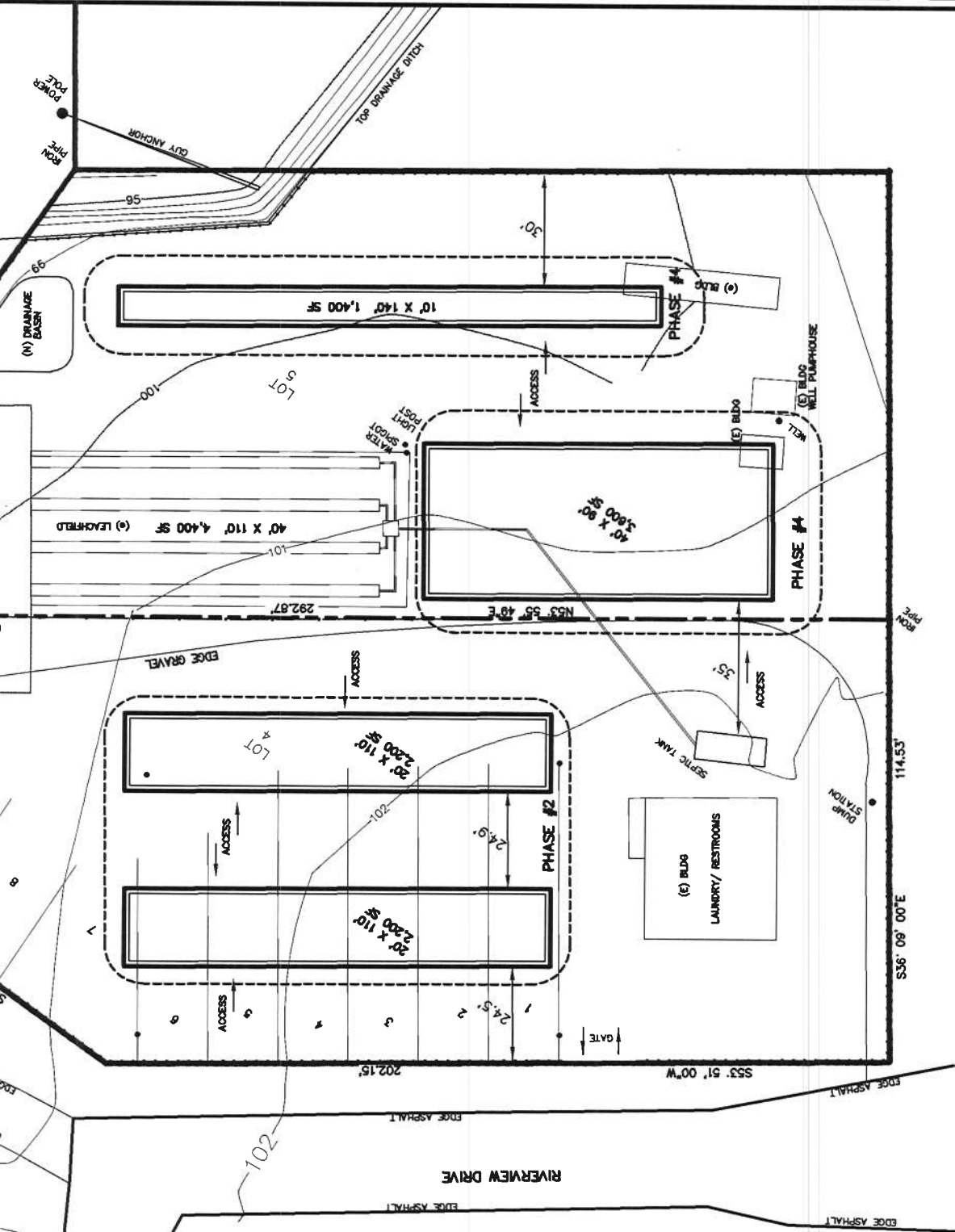
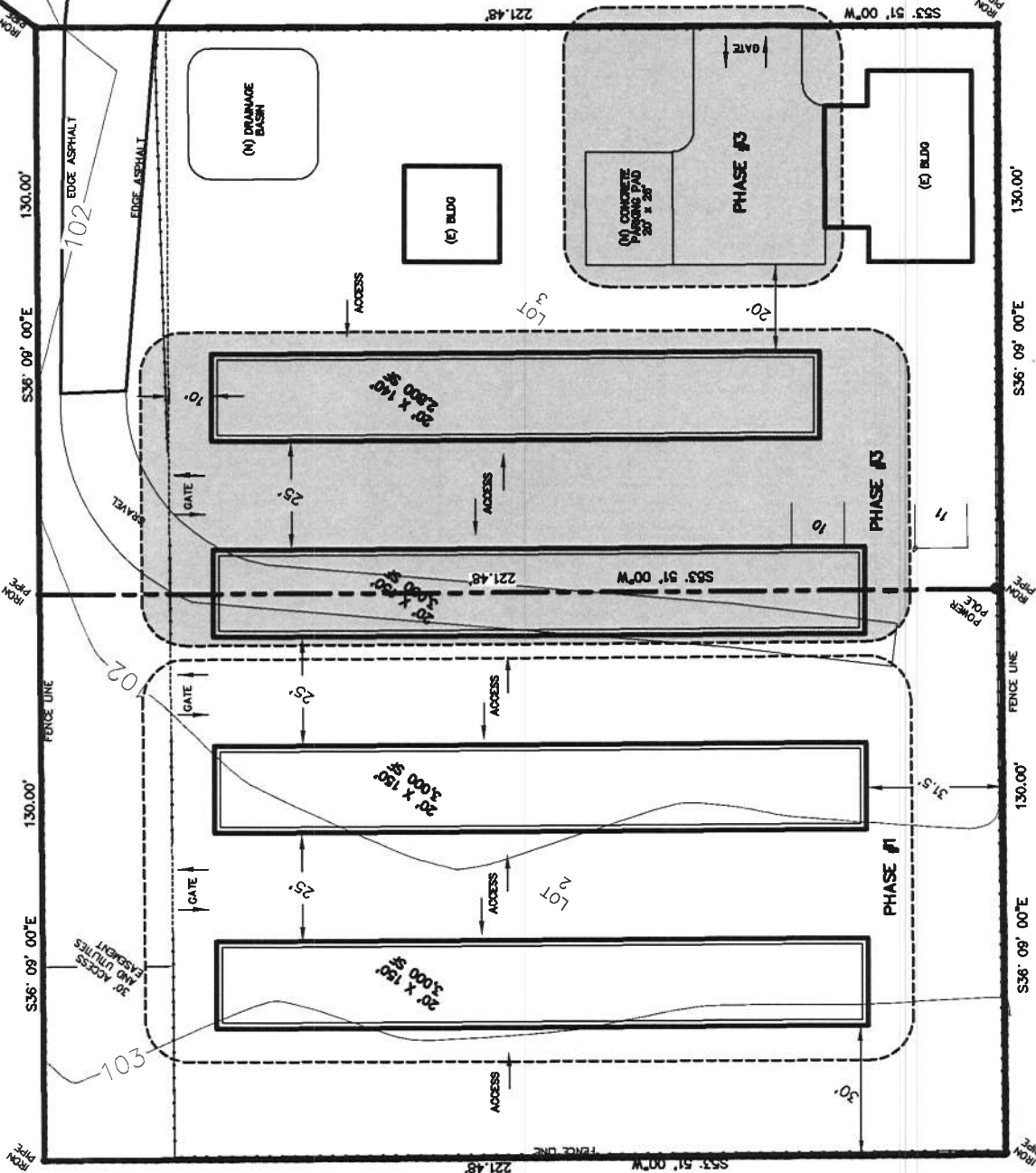
SCALE: 1" = 40'

# MINI-STORAGE FACILITY

- Phase #1 6,000 sf Building Area, (Lot #2)
- Phase #2 4,400 sf Building Area, (Lot #4)
- Phase #3 5,800 sf Building Area, (merge Lots #2 and #3)
- Phase #4 5,000 sf Building Area, (merge Lots #4 and #5)

21,200 sf Total Building Area  
2.68 ac. 116,700 Lot Area  
18.2% Building Coverage

- RV Park spaces and utilities to be removed in phases as facility is developed.



HIGHWAY 395

## PHASE #3

Revisions:					

Engineer:

Project Title:  
PROPOSED MINI-STORAGE FACILITY  
BILL & STEPHANIE SCHAUFFLER  
436-445 RIVERVIEW DRIVE  
DOYLE, CA

**NST ENGINEERING, INC.**  
1445 Riverside Drive • Susanville, CA 96150  
Engineering • Planning • Surveying  
Phone: (530) 257-5175 Fax: (530) 257-6272

Date: 7/24/16  
Drawn: JB  
Checked: JM

Sheet No.  
**4**  
Of 5 Sheets

Job No. 2016-22  
File No. xx



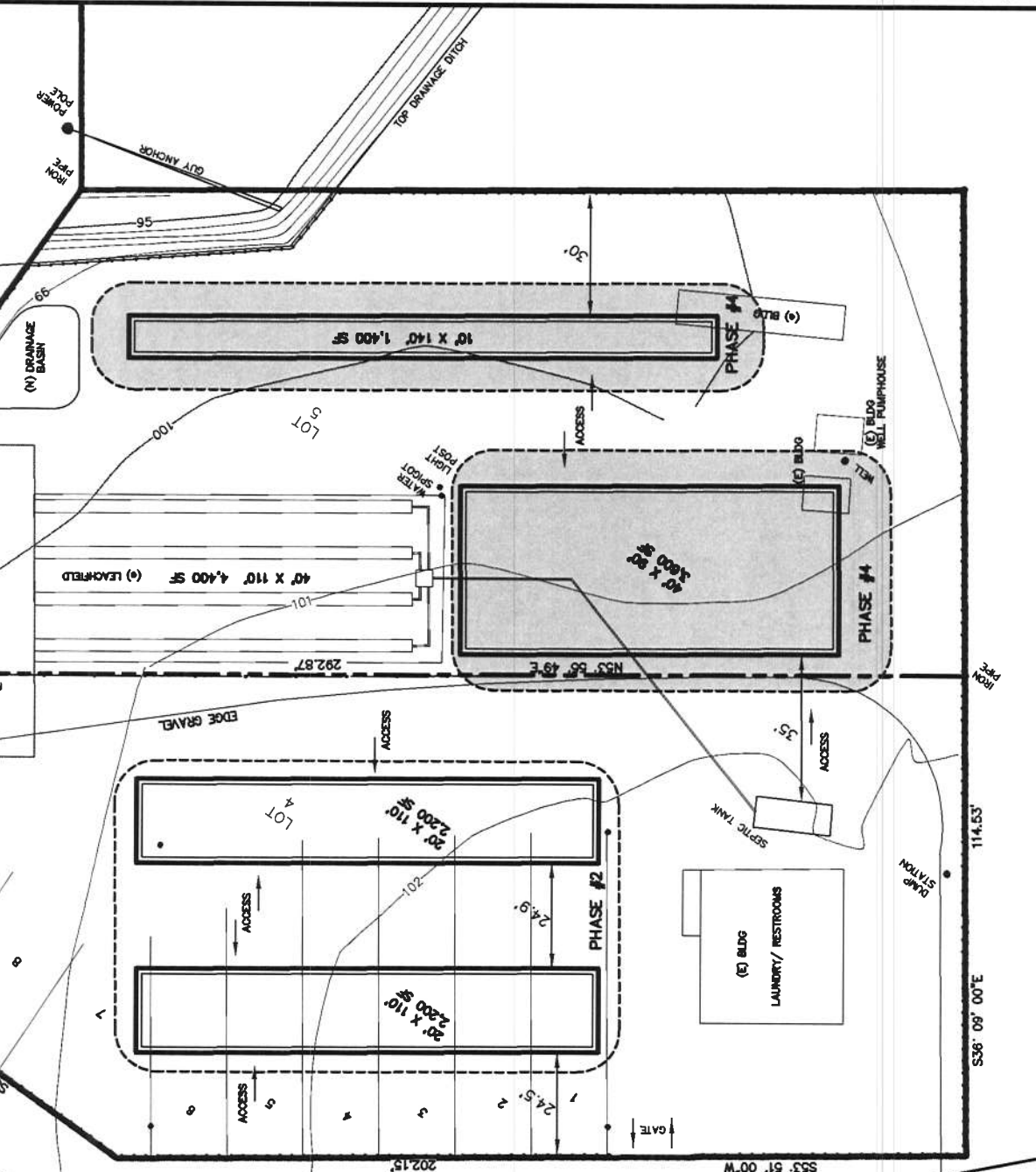
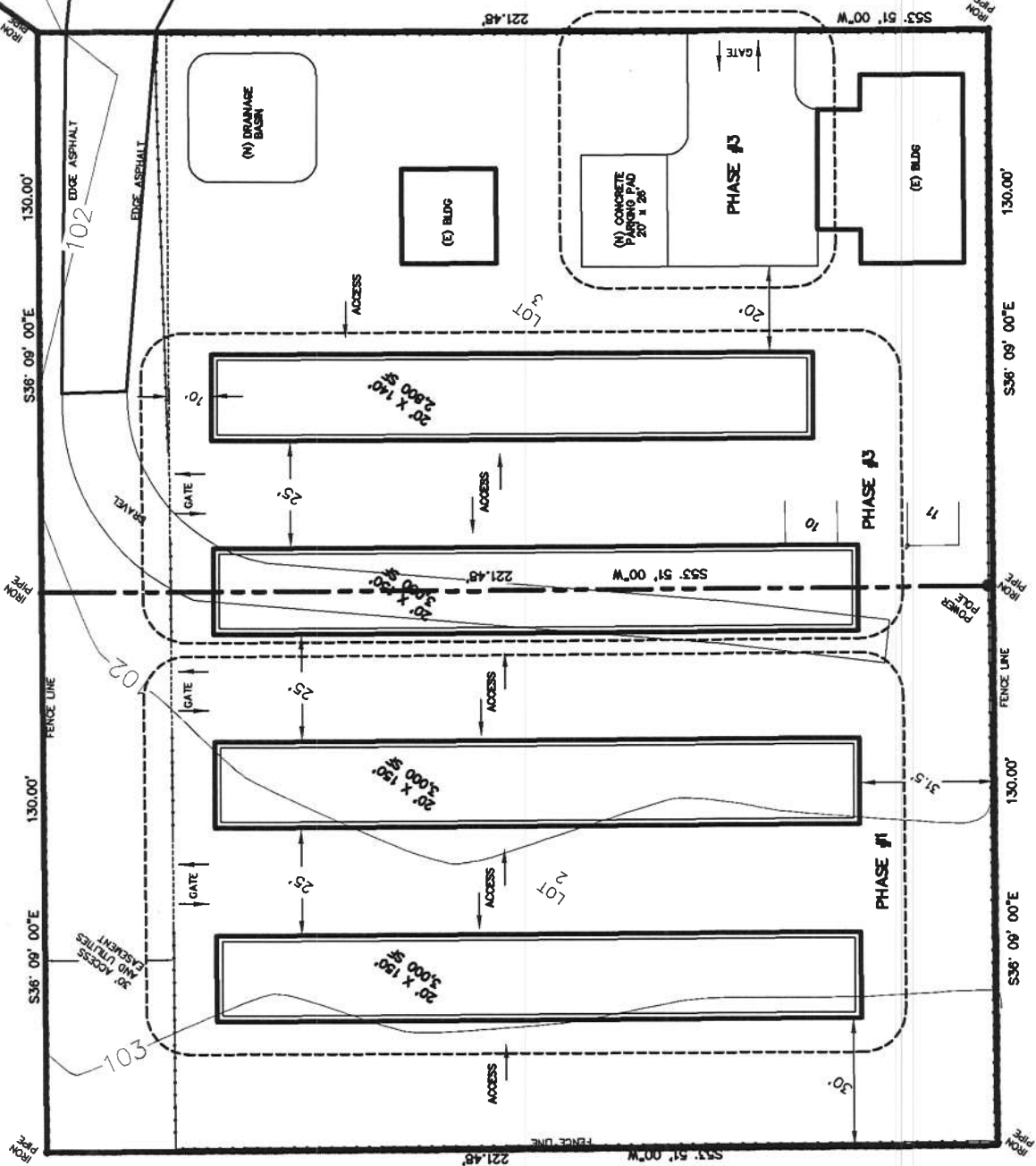
SCALE: 1" = 40'

# MINI-STORAGE FACILITY

- Phase #1 6,000 sf Building Area, (Lot #2)
- Phase #2 4,400 sf Building Area, (Lot #4)
- Phase #3 5,800 sf Building Area, (merge Lots #2 and #3)
- Phase #4 5,000 sf Building Area, (merge Lots #4 and #5)

21,200 sf Total Building Area  
2.68 ac. 116,700 Lot Area  
18.2% Building Coverage

- RV Park spaces and utilities to be removed in phases as facility is developed.



HIGHWAY 395

# PHASE #4

Revisions:					

Engineer:

Project Title:  
PROPOSED MINI-STORAGE FACILITY  
BILL & STEPHANIE SCHAUFFLER  
436-445 RIVERVIEW DRIVE  
DOWLE, CA

**NST ENGINEERING, INC.**  
1445 Riverside Drive • Sausalito, CA 94965  
Engineering • Planning • Surveying  
Phone: (950) 257-5175 Fax: (950) 257-6272

Date: 7/24/15  
Drawn: JB  
Checked: JM

Sheet No.  
**5**  
Of 5 Sheets

Job No. 2010-22  
File No. xx