



County of Lassen

Department of Planning and Building Services

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

July 23, 2020

Maurice L. Anderson, Director

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

Zoning & Building
Inspection Requests
Phone: 530 257-5263

FROM: Maurice L. Anderson, Director

RE: **USE PERMIT #2020-002, Long Valley Charter School (applicant); Fort Sage Unified School District (property owner).** Proposal to construct a 6,000-square-foot gymnasium/multipurpose building, three 1,152-square-foot modular buildings, a shop, a standalone restroom building, and a gravel parking lot to the rear of the property, to resurface and expand the existing paved parking lot, and to relocate the existing playground at the Long Valley Charter School site at 436-965 Susan Drive in Doyle, CA 96109. The subject parcel is zoned A-1 (General Agricultural District) and has "Extensive Agriculture" and "Scenic Highway Corridor" land use designations per the *Lassen County General Plan, 2000*. The project site is located approximately one and a half miles north of the Town of Doyle, accessible by Old Highway Road and Susan Drive. APN: 141-060-35. Staff Contact: Stefano Richichi, Senior Planner

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

1. The subject parcel is zoned A-1 (General Agricultural District).
2. The subject parcel has "Extensive Agriculture" and "Scenic Highway Corridor" land use designations per the *Lassen County General Plan, 2000*.
3. The subject parcels are not within the 100-year flood zone as described by the Federal Emergency Management Agency (FEMA).
4. The applicant is proposing to construct a 6,000-square-foot gymnasium/multipurpose building, three 1,152-square-foot modular buildings, a shop, a standalone restroom building, and a gravel parking lot to the rear of the property, to resurface and expand the existing paved parking lot, and to relocate the existing playground at the Long Valley Charter School site at 436-965 Susan Drive in Doyle, CA 96109.
5. According to Lassen County Code Section 18.16.050(10), the A-1 district allows for "[u]ses allowed by use permit in the...R-1 [zoning district]..." by use permit. According to Lassen County Code Section 18.22.040(2), the R-1 district allows for "[p]ublic and quasi-public uses including...schools" by use permit. Therefore, schools, and related accessory buildings such as the current application for a gymnasium and other school-related improvements as described above, are allowed by use permit in the A-1 district.
6. According to Project Agent Nick Trover, proposed hours of operation are from 7:00 a.m. to

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

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

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

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

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

...

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

11. The applicant indicates that the “lighting plan will be designed to county code and within reason will not impede or affect neighboring properties.” In addition, all proposed lighting must comply with Lassen County Code Section 18.108.155, which states:

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

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

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

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

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

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

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

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

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

17. According to Lassen County Code Sections 18.104.020(d) and (e), the “minimum parking space size shall be nine feet by eighteen feet” and the “minimum size for handicapped parking spaces shall be twelve by eighteen feet.”

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

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

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

- *Land Use and Transportation Policy 3: Bicycle access and convenient bicycle parking spaces shall be required at schools, libraries, parks, multi-family residential development, and commercial centers. Streets and roadways in the County shall, within design and economic constraints, have bike lanes or shoulders providing for safe bicycle riding.*
- *Land Use and Transportation Policy 1: In order to minimize vehicular travel and the resulting consumption of fuel, the pattern of residential, commercial, and industrial land use shall be compact and relate to transit routes and centers.*
- *Land Use and Transportation Policy 2: Development of vacant lots within developed areas (infill), or orderly expansion to adjacent areas, is encouraged over leapfrog development.*
- **3.4 OPPORTUNITIES FOR ENERGY CONSERVATION**

3.4.7 Transportation and Land Use Planning

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

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

For new development, a more effective reduction of individual automobile use can be achieved through efficient land use planning to reduce the distances between home-work-shopping-recreation areas. Because distances between residential, commercial, and industrial developments influence an individual's decision to walk, bicycle, drive, or use public transit, land use policies need to consider the location of housing in relation to shopping and employment centers. Recreation opportunities should also be provided within, or in the vicinity of, a residential neighborhood. Higher density and

clustered development should be encouraged. Development of vacant lots within developed areas (infill) should be preferred over leapfrog development, Large commercial and office developments should be required to devote space for shops and services (such as dry cleaners, banks, convenience stores, and restaurants) to serve employees. In addition, the design of street layouts in the neighborhood should favor walking, bicycling, and the use of public transportation. Bicycle routes and pedestrian pathways should be provided connecting residential units with nearby schools, recreation facilities, centers of employment, and commercial areas. Bus stops should be at convenient locations. A balanced growth and distribution of commercial, industrial, and residential expansion in a community can decrease the number and length of vehicle trips and assure more efficient usage of transportation-related energy.

21. The above proposed development constitutes the infill of an existing, developed site, within an existing, developed subdivision (compact development, at least for a rural setting). In light of the above policies that promote active transportation, the applicant has agreed to install a bicycle rack as part of the project. This is included as a recommended condition of approval in this memo.
22. The Planning Commission may decide to require bicycle access infrastructure as part of the conditional approval for this project, if the project is ultimately approved.
23. The Environmental Review Officer recommends that the Planning Commission find the proposed project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines.
24. Ultimately, however, the Planning Commission will determine whether the proposed project is consistent with the *Lassen County General Plan, 2000* (also see the attached policies), unless the proposed project is appealed to the Board of Supervisors, in which case, said body would determine the above.

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

1. Noncompliance with any of the following use permit conditions shall constitute grounds for revocation of the use permit (pursuant to Lassen County Code Section 18.112.060).
2. The Use Permit shall be granted for the use as approved by the Planning Commission. Substantial revisions and/or expansions of the project will require a new Use Permit, subject to the approval of the Planning Commission.

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

3. The applicant shall obtain all necessary building permits from the Lassen County Department of Planning and Building Services before the commencement of construction, and all related development must pass a final inspection before issuance of the Authorization to Operate.
4. All lighting, exterior and interior, shall be designed and located so as to confine direct lighting to the premises. A light source shall not shine upon or illuminate directly on any surface other than the area required to be lighted. No lighting shall be of the type or in a location so as to constitute a hazard to vehicular traffic, either on private property or on abutting streets.
5. The applicant shall provide at least 42 parking spaces for automobiles.
6. The applicant shall install a bicycle rack for bicycle parking near the entrance of the school to the satisfaction of the Department of Planning and Building Services.

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

7. All lighting, exterior and interior, shall be designed and located so as to confine direct lighting to the premises. A light source shall not shine upon or illuminate directly on any surface other than the area required to be lighted. No lighting shall be of the type or in a location so as to constitute a hazard to vehicular traffic, either on private property or on abutting streets.
8. The school shall normally operate from 7:00 a.m. to 4:00 p.m., Monday through Friday. On occasion, extracurricular activities may be held during evenings and on the weekend until 11 p.m.
9. The applicant shall maintain the bicycle rack for bicycle parking.



LASSEN COUNTY

Health and Social Services Department

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AUG 17 2020

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES

Memorandum

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

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

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

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

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

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

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

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

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