



County of Lassen  
Department of Planning and Building Services

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

Maurice L. Anderson, Director  
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January 25, 2022

**DRAFT**

Zoning & Building  
Inspection Requests  
Phone: 530 257-5263

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

TO: Technical Advisory Committee  
Agenda Date: February 3, 2022

FROM: Maurice L. Anderson, Director 

RE: **USE PERMIT #2021-008, Schmitt:** The applicant is proposing to expand the existing Eagle Lake RV Park by an additional 8 recreational vehicle spaces. The subject parcels are zoned C-T-D (Town Service Design Combining District) and have a General Plan land use designation of "Existing Commercial," per the *Eagle Lake Area Plan, 1982*. The project site is located at the intersection of The Strand and Spruce Way in Spalding, CA, approximately 30 miles north of Susanville. Assessor's Parcel Numbers 077-182-002, 077-182-004, 077-182-011, 077-183-003, 077-183-005, 077-183-007, 077-183-012 and 077-183-020. Staff Contact: Nancy McAllister, Senior Planner.

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

1. 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).
2. The subject parcels are zoned C-T-D (Town Service Design Combining District).
3. The subject parcels have a General Plan land use designation of "Existing Commercial," per the *Eagle Lake Area Plan, 1982*.
4. The applicants are proposing to expand the existing Eagle Lake RV Park by an additional 8 recreational vehicle spaces. The proposed spaces will average from 27 feet wide by 60 feet long to 30 feet wide by 60 feet long, each with a 12-foot-wide parking pad and picnic table, with access provided by a 12-foot-wide driveway running south from the existing store to Spruce Way. The driveway and parking/RV pads are proposed to be paved the second year after installation and all utilities are proposed to be underground (utilities include public sewer, water from park well, electricity, and satellite television).
5. The project site is located at the intersection of The Strand and Spruce Way in Spalding, CA, approximately 30 acres north of Susanville. Assessor's Parcel Numbers 077-182-002, 077-182-004, 077-182-011, 077-183-003, 077-183-005, 077-183-007, 077-183-012 and 077-183-020.

6. The subject parcels are not within the 100-year flood zone as described by the Federal Emergency Management Agency (FEMA).
7. Lassen County Code Section 18.34.060(4) states that “design review shall be required for all structures” in the C-T zoning district, and Section 18.86.030 states that “in any district which is combined a D district, review and approval of an application for design approval shall be secured for the construction of any building, structure or other significant external improvement as provided for in Chapter 18.118 of this title entitled design review.”
8. This use permit application shall serve the purpose of design review for design of the proposed expansion. Any future improvements or structures not contemplated in the current application would be subject to additional design review.
9. According to the applicants, existing improvements on the subject parcels include a utility pole on APN 077-182-011 and playground equipment on APN 077-183-020.
10. Lassen County Code Section 18.34.040(3) allows for a “recreational vehicle park” by use permit in the C-T zoning district and the existing 63-unit Eagle Lake RV Park was permitted under Use Permit #6-08-87 (62 RV spaces and one mobile home).
11. All conditions and mitigations of existing use permits related to the Eagle Lake RV Park would remain remain in full force and effect, unless specifically changed by conditions of the present use permit, if approved.
12. The following goals, policies, and implementation measures best inform the project’s consistency with the *Lassen County General Plan, 2000*, as amended by the *Eagle Lake Area Plan, 1982*:

**Eagle Lake Area Plan, 1982**

**III. GOALS AND OBJECTIVES**

*LAND USE / GROWTH / DEVELOPMENT*

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

*SOCIAL / CULTURAL*

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

**V. POLICY / IMPLEMENTATION**

*V-12 RECREATION*

*Policy:*

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

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

*V-13 COMMUNITY LAND USE*

*V-13-A Residential*

*Policy:*

- 4. The design and appearance of structures, appurtenances, landscaping and other improvements associated with residential development shall be visually compatible with the individual building site, as a part of the residential development project, and the general environmental setting of the area.*
- 5. Minimize disruption of native vegetation and soils - all roads, bridges, retaining walls, structures and utility corridors to be constructed with a minimum impact on the natural vegetation. All disturbed lands to be revegetated and/or mechanically stabilized with natural appearing materials compatible to the setting.*

6. *Individual lot landscaping shall be compatible with the setting and comply with the State Fire Safe Guides of 1980.*
7. *Residential development shall comply with the fire safe provisions of the Public Safety Element of the General Plan.*
9. *Underground utilities as appropriate.*
10. *Design to provide for efficient and adequate provision of appropriate wastewater treatment, water supply facilities, and erosion and surface drainage controls.*

*Implementation:*

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

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

- i. *Tanks: All fuel tanks, water tanks or similar facilities should be visually compatible and/or concealed so as not to be visible from roads or neighbor-ing property. Such facilities are to have non-glare surfaces.*
- j. *Utilities: Above ground utilities should be minimized where allowed, telephone and power poles should be located along natural edges in vegetation, within forested areas, on opposite sides of roads from visual attraction, below ridge lines to avoid silhouetting on the sky line, and be raptor proof. The underground placement of power and telephone utilities is encouraged and should use common trenches under road shoulders where possible.*

#### *V-13-B Commercial*

##### *Policy:*

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

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

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

##### *Implementation:*

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

13. The Planning Commission will determine whether the proposed project is consistent with the *Eagle Lake Area Plan, 1982*, and the *Lassen County General Plan, 2000*, unless the proposed project is appealed to the Board of Supervisors, in which case, said body would determine the above.
14. This Department finds that the proposal is in compliance with the Town Service District.
15. A negative declaration was certified by the Lassen County Planning Commission for the existing Eagle Lake RV Park on September 2, 1987 (Initial Study #6-02-87, Use Permit #6-08-87), and a notice of determination was filed on September 17, 1987.

16. The Environmental Review Officer has determined that the proposed project is exempt from the provisions of the California Environmental Quality Act under sections 15061(b)(3) and 15162 of the guidelines.

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

1. Noncompliance with any of the following use permit conditions or demonstration of any use not allowed by this use permit shall constitute grounds for revocation of the use permit, pursuant to Lassen County Code Section 18.112.060.
2. The use permit shall be granted for the use described herein and as approved by the Planning Commission. Revisions and/or expansions of the project, considered to be substantial by the Department of Planning and Building Services, will require a new use permit, subject to the approval of the Planning Commission.

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

3. The applicant shall obtain all necessary approvals and permits from the California Department of Housing and Community Development.
4. The applicant shall submit a notice of intent (NOI) with the Lahontan Regional Water Quality Control Board (LRWQCB) to allow construction of the proposed project, and the applicant shall secure all permits required by the LRWQCB. If no permits are required by the LRWQCB, the applicant shall submit a letter from the LRWQCB stating such, prior to issuance of the Authorization to Operate.
5. The applicant shall secure all applicable approvals from approvals from Lassen County Environmental Health, Public Works Department, and Fire Warden.
6. The applicant shall secure a “will serve” from the Spalding Community Services District for the proposed additional 8 units.
7. A new building site designation number shall be obtained in coordination with the Spalding Community Services District and the Lassen County Planning and Building Department, to encompass all parcels related to the existing Eagle Lake RV Park and all parcels related to the proposed expansion.
8. The applicant shall obtain all necessary building permits from the Lassen County Department of Planning and Building Services and/or the California Department of Housing and Community Development before the commencement of construction.

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

9. The applicant shall implement best management practices during construction of the project to reduce air emissions. These best management practices shall include, but are not limited to, watering roads and graded areas, and reducing vehicle speed during construction.
10. Pursuant to Lassen County Code Section 18.108.155, 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.
11. Any added signage shall comply with the provisions of Lassen County Code Chapter 18.106.
12. No trees shall be removed from the project site, in order to minimize disruption to natural vegetation, in accordance with the *Eagle Lake Area Plan, 1982*.
13. All future utility connections shall be placed underground unless otherwise approved by the Planning Commission or Board of Supervisors.
14. All recreational vehicles (RVs) and/or park models visiting or located on the project site shall be properly registered and in operable condition or shall be subject to abatement in accordance with Lassen County Code Chapter 1.19.
15. In the event that any archaeological or cultural resources are discovered during construction or any ground disturbing activities in association with this project, such work is to be halted in the immediate area of the discovery until a qualified archaeologist, who shall be retained at the project proponent's expense, is consulted to assess the find's significance and recommend appropriate mitigation measures. The project proponent shall implement any mitigation measures recommended by the archaeologist to reduce potentially significant impacts cultural resources to a less than significant level.



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January 18, 2022

**DRAFT**

Zoning & Building  
Inspection Requests  
Phone: 530 257-5263

TO: Technical Advisory Committee  
Agenda Date: February 3, 2022

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

FROM: Don Willis, Lassen County Surveyor

RE: Use Permit No. 2021-008 – Schmitt Family Trust (Eagle Lake RV Park).  
Assessor’s Parcel Numbers: 077-182-002, 077-182-004, 077-182-011, 077-183-003, 077-183-005, 077-183-007, 077-183-012 and 077-183-020.

**LASSEN COUNTY SURVEYOR FINDS AS FOLLOWS:**

1. The subject lands are represented by Assessor’s Parcel Numbers 077-182-002, 077-182-004, 077-182-011, 077-183-003, 077-183-005, 077-183-007, 077-183-012 and 077-183-020. Title to these lands is currently held by Sylvia Schmitt, Successor Trustee of the Schmitt Family Trust dated March 18, 1992, as shown at a Deed in Lieu of Foreclosure that was recorded on April 9, 2018 as Document No. 2018-01287 of the Official Records of Lassen County, California.
2. The subject lands are located in a portion of Section 7, Township 32 North, Range 11 East, Mount Diablo Base and Meridian, in the unincorporated area of Lassen County. This property is currently the site of the Eagle Lake RV Park that is located in Spaulding, California.
3. The legal description within the vesting deed noted in Findings Item Number One above describes numerous lots that are within Blocks 16, 17 and 18 of the Spaulding Eagle Lake Tract, as the same was filed on November 10, 1924 in Book 1 of Maps, Page 50, of the Official Records of Lassen County. The subject parcels that are part of this Use Permit application are described as Lots 1, 2, 3, 4, 7, 8, 9, 10, 107, 108, 109, 110 and 111 of said Block 16 together with Lots 1-12, inclusive, and Lots 107-112, inclusive, of said Block 17. Portions of Poplar Way and Palmetto Way, which are privately maintained roads, are also included since they were abandoned by the Lassen County Board of Supervisors on two different occasions. These abandonments and their corresponding Resolution numbers are shown on current Assessor’s Parcel Maps 77-18 and 77-19.

4. The subject lands described in Findings Item Number Three above do not appear to have been formally merged together. This project is an amendment to Use Permit No. 6-04-87 and Condition No. 7 of that Use Permit stated "*that all lots within the park be merged.*" A letter dated March 20, 1996 from the Department of Community Development to the applicants' agent indicated that, at the time, the merger had not been completed. Since then, various Building Site Designations have been recorded by the property owner (Schmitt) which served to merge various lots within the park, however nothing was found to have been filed for the subject lots that are involved with this Use Permit application, as are described in Findings Item Number Three above.
  
5. There are multiple underlying legal parcels within the subject lands that are involved with this Use Permit application. The majority of the lots that are involved are described in a Joint Tenancy Grant Deed that was recorded on March 17, 1969 in Book 227, Page 207, of the Official Records of Lassen County. The remaining lots, and their pre-1972 recording dates and information, are listed in the table below:

<u>Lot and Block</u>	<u>Recording Date</u>	<u>Recording Info.</u>
Lot 1, Block 16	Nov. 16, 1925	15 Deeds 466
Lots 3 & 4, Block 16	Dec. 21, 1931	28 Deeds 302
Lot 8, Block 16	Nov. 19, 1976 (Tax Deed)	309 O.R. 107
Lots 109-111, Block 16	Dec. 18, 1963	186 O.R. 64
Lot 2, Block 17	May 9, 1925	13 Deeds 202
Lot 9, Block 17	May 12, 1969	228 O.R. 413

No permits for development have been issued by the Lassen County Building Department for the subject parcels that are involved with the current Use Permit application, however, based on the above, the subject lands are comprised of multiple legal parcels that are in compliance with the Subdivision Map Act and local ordinances. Since the purpose of the current Use Permit application is to expand the size and capacity of the existing rv park and services provided to the new rv spaces will cross existing boundary lines, the subject lands will either need to be merged with the remaining lands held by the property owner or a Building Site Designation or Designations, will need to be recorded in accordance with Section 12.12.021 (*Designation of sites at Spaulding Eagle Lake Tract*) of the Lassen County Code, prior to issuance of any permits for development by the Lassen County Building Department.

6. The subject lands adjoin The Strand, County Road No. 247, which is in the County

maintained road system. These lands are also accessed by Palmetto Way, Poplar Way and Spruce Way which are privately maintained roadways that are not in the County maintained road system.

**LASSEN COUNTY SURVEYOR RECOMMENDS THE FOLLOWING CONDITIONS FOR USE PERMIT NO. 2021-008 (SCHMITT FAMILY TRUST):**

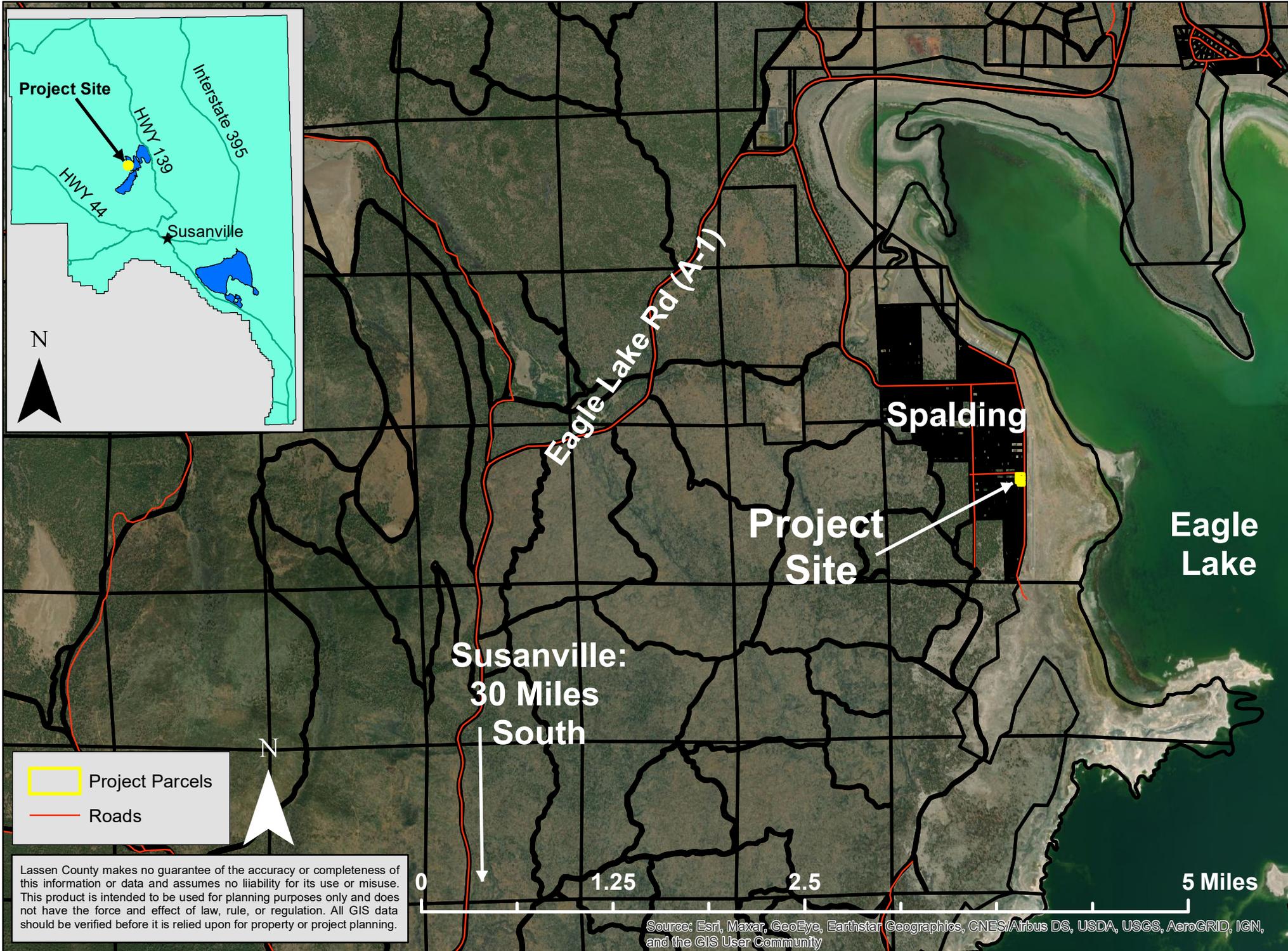
1. The subject lands shall either be merged with the remaining lands of the Eagle Lake RV Park or a Building Site Designation or Designations, shall be recorded in accordance with Section 12.12.021 (*Designation of sites at Spaulding Eagle Lake Tract*) of the Lassen County Code, prior to the issuance of any permits for development by the Lassen County Building Department.

Respectfully submitted,



Don Willis, L.S. 7742  
Lassen County Surveyor

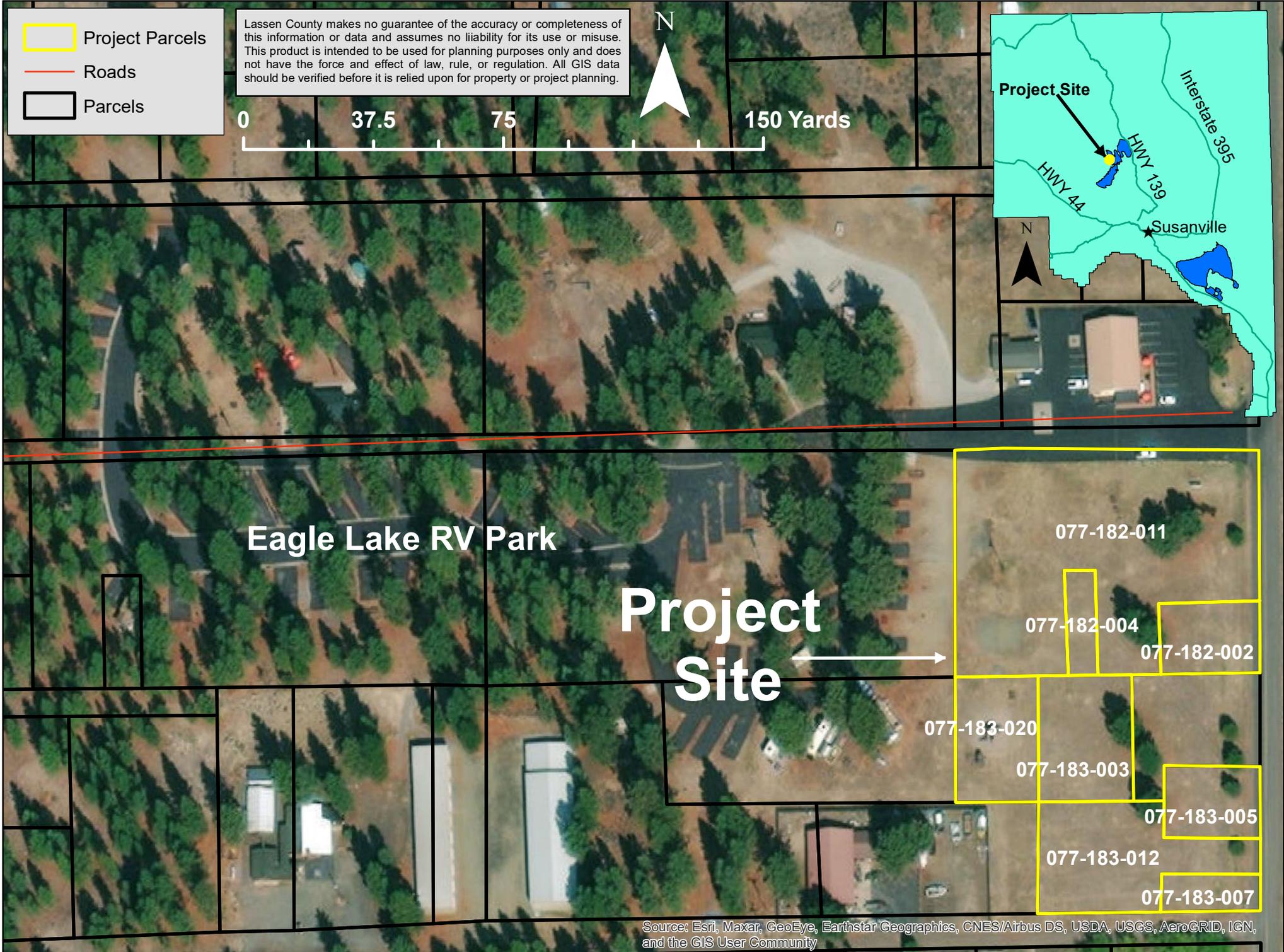
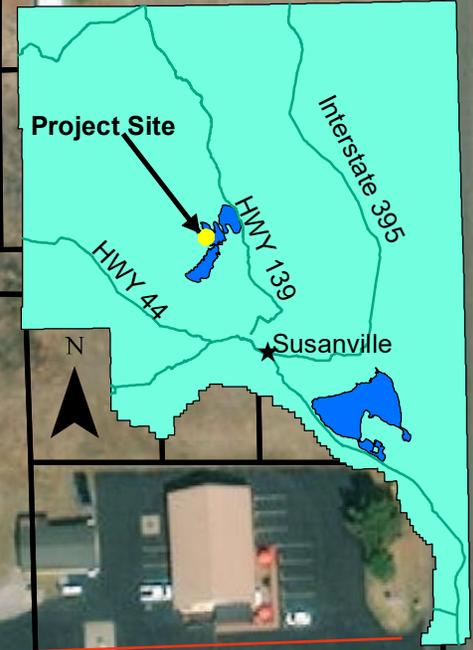
# Use Permit 2021-008, Schmitt



# Use Permit 2021-008, Schmitt

-  Project Parcels
-  Roads
-  Parcels

Lassen County makes no guarantee of the accuracy or completeness of this information or data and assumes no liability for its use or misuse. This product is intended to be used for planning purposes only and does not have the force and effect of law, rule, or regulation. All GIS data should be verified before it is relied upon for property or project planning.



Eagle Lake RV Park

Project Site

- 077-182-011
- 077-182-004
- 077-182-002
- 077-183-020
- 077-183-003
- 077-183-005
- 077-183-012
- 077-183-007



# USE PERMIT APPLICATION

RECEIVED

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

DEC 01 2021

DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

(530) 251-8269 · (530) 251-8373 (fax)

www.co.lassen.ca.us

LASSEN COUNTY DEPARTMENT OF  
PLANNING AND BUILDING SERVICES

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

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

FILE NO. UP 2021-008

<b>Property Owner/s</b>	<b>Property Owner/s</b>
Name: <u>Schmitt Family Trust</u>	Name:
Mailing Address: <u>18135 Clear Creek Rd.</u>	Mailing Address:
City, ST, Zip: <u>Redding, CA. 96001</u>	City, ST, Zip:
Telephone: <u>530-241-8693</u> Fax: <u>N/A</u>	Telephone: Fax:
Email: <u>sylvias1123@gmail.com</u>	Email:

<b>Applicant/Authorized Representative*</b>	<b>Agent (Land Surveyor/Engineer/Consultant)</b>
Same as above: <input checked="" type="checkbox"/>	Correspondence also sent to: <input type="checkbox"/>
Name: <u>Sylvia Schmitt</u>	Name: <u>Keith Hamblin - The Land Designers, Land Planners</u>
Mailing Address:	Mailing Address: <u>1972 Placer Street, Suite A</u>
City, ST, Zip:	City, ST, Zip: <u>Redding, CA 96001</u>
Telephone: <u>530 5244198</u> Fax:	Telephone: <u>530-244-0506</u> Fax: <u>N/A</u>
Email:	Email: <u>jehkah@shasta.com</u> License #:

<b>Project Address or Specific Location:</b> <u>687-125 Palmetto Way</u>			
<b>Deed Reference: Book:</b>	<b>Page:</b>	<b>Year:</b> <u>2018</u>	<b>Doc#:</b> <u>2018-01283</u>
<b>Zoning:</b> <u>C-T-D Town Service District Design Review</u>		<b>General Plan Designation:</b> <u>Existing Commercial/Community Center. Eagle Lake Area Plan</u>	
<b>Parcel Size (acreage):</b> <u>2.2 Ac.</u>		<b>Section:</b> <u>7</u>	<b>Township:</b> <u>32 N.</u> <b>Range:</b> <u>11E.</u>

<b>Assessor's Parcel Number(s):</b>	<u>77-182-2,4&amp;11</u>	<u>77-183-3,5,7,12 &amp;20</u>	<u>- -</u> AP Nos: in RV expansion area.
<u>- -</u>	<u>- -</u>	<u>- -</u>	<u>- -</u>

**Project Description:**

This request is to expand the existing Eagle Lake RV Park by an addition 8 rv spaces. Access to the 8 spaces will be provided by a new one way driveway that goes south from the existing store area to Spruce Way. The driveway is 12 ft. wide & the rv spaces average from 27' wide x 60' long to 30' wide x 60' long. The driveway and 12' wide parking pads at each space will be paved the second year they are installed. All utilities are underground & a picnic table is at each space.

<b>SIGNATURE OF PROPERTY OWNER(S): I HEREBY ACKNOWLEDGE THAT:</b> I have read this application and state that the information given is both true and correct to the best of my knowledge. I agree to comply with all County ordinances and State laws concerning this application.	<b>*SIGNATURE OF APPLICANT/AUTHORIZED REPRESENTATIVE</b> (Representative may sign application on behalf of the property owner only if Letter of Authorization from the owner/s is provided).
 Date: <u>11-30-21</u>	Date:
Date:	Date:

See associated process form for required attachments and instructions.



# USE PERMIT PROJECT DETAIL SUPPLEMENT

DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

(530) 251-8269 · (530) 251-8373 (fax)

www.co.lassen.ca.us

RECEIVED

DEC 01 2021

LASSEN COUNTY DEPARTMENT OF  
PLANNING AND BUILDING SERVICES

FILE NO JP 2021-008

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): All improvements except for the paving of the driveway and RV pads will be completed in the spring of 2022. This work includes installing the 12' wide one way driveway to serve the 8 RV units, creation of the RV pads, installation of underground utilities & provision of a picnic table at each space. Paving will occur in the spring of 2023.

2. Existing use of property: The expansion area is currently a vacant field at the Eagle Lake RV Park with a small playground set on it.

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

North: The Eagle Lake RV park store and gas station is to the north.

South: Residential land and a boat storage/repair is to the south.

East: The Strand road and Spalding Airport is to the east.

West: Existing RV park spaces.

4. Hours of proposed operation: 8 RV spaces daily rental to \_\_\_\_\_ Days of operation: 7 days a week during summer hrs. Closed during winter season

5. Number of shifts: N/A Number of employees: N/A

6. Number of deliveries or pick-ups: N/A per day \_\_\_\_\_ per week

7. Number of visitors/customers: 8 RV spaces rented daily. per day 7 days per week

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

If yes, anticipated noise levels in decibels at:

50 feet \_\_\_\_\_ 100 feet \_\_\_\_\_ Property Line \_\_\_\_\_

9. Describe existing structures and improvements to be used in conjunction with the proposed use, including their floor area: The expansion area is a vacant field.

10. Maximum height (in feet) of existing structures: N/A

11. Maximum height (in feet) of proposed structures: None proposed

12. Describe any existing structures to be removed: N/A

13. Describe proposed structures and improvements (e.g., buildings, parking, roads, and sewer services, etc.). Please include dimensions and floor area: 12' wide paved one way driveway,

(8) 12' x 55' +/- paved pads for RVs at each space, (1) picnic table at each space, all utilities are underground.

Utilities include public sewer, water from park well, electricity & satellite tv.

14. Describe the topography and physical environment at and surrounding the project site: \_\_\_\_\_

The site is a very flat field consisting of grasses and a few ponderosa pine trees. All drainage is sheet flow to the east.

RV spaces in pine trees is to west. The main road in the area The Strand is to the east as well as an airport. The entry road to the RV Park, store & gas pumps are to the north. To the south is scattered residential and a boat storage/repair.

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

None proposed.

16. Will the project include or result in grading, including anticipated grading at project buildout?

Yes  No

If yes, approximate total surface area to be disturbed by site grading:

\_\_\_\_\_ sq. ft. or 0.21 acres

Quantity of cut: 170 cubic yards Quantity of fill: 350 cubic yards

17. Percentage of site to be covered by impervious surfaces (e.g., roads, driveways, and structures), including estimated impervious surfaces at project buildout: 9% impervious

18. Number of existing parking spaces: N/A employee N/A customer

Number of proposed parking spaces: N/A employee N/A customer

Describe surfacing of parking area: N/A

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: Lassen Municipal Underground  Overhead

Telephone: Frontier Communications Underground  Overhead

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

Other  Community water system only for RV park.

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: C&S Waste Solutions

LP/Natural Gas: <sup>Shaw</sup> Ed. Shaw-Propane

If an extension of utility lines is necessary, indicate which services and the distance of the extension: About 360 ft. of sewer to serve RV spaces, 390 ft. of underground for electric & cable & 440 ft. waterline.

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

High School: Lassen HS

Elementary School: Susanville School District

Fire Protection: Spalding Volunteer Fire Department

Community Services District: Spalding CSD

Water: RV park has 2 wells that serve the park.

Sewer: Spalding CSD

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: Construction permit from California Dept of Housing and Community Development.

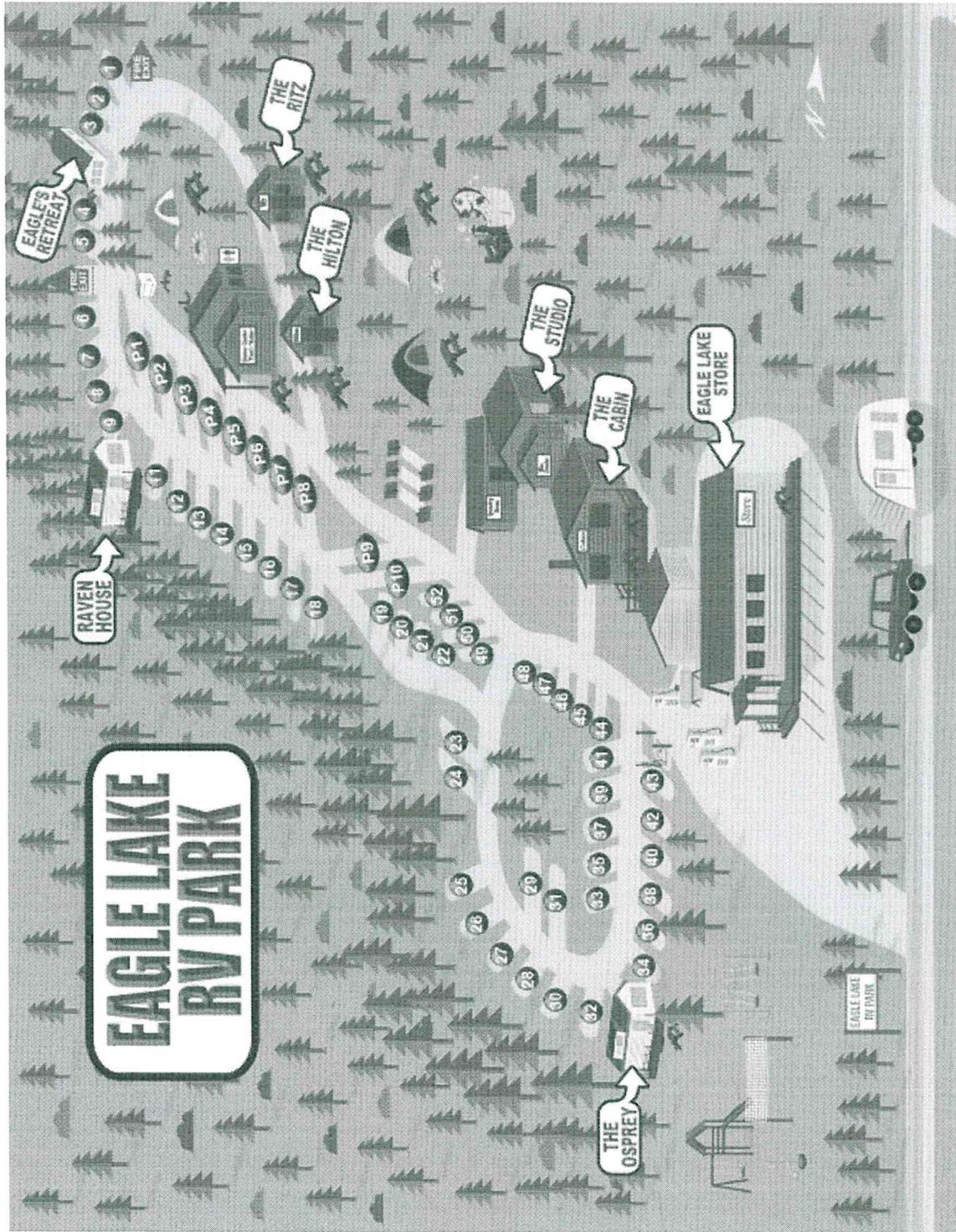
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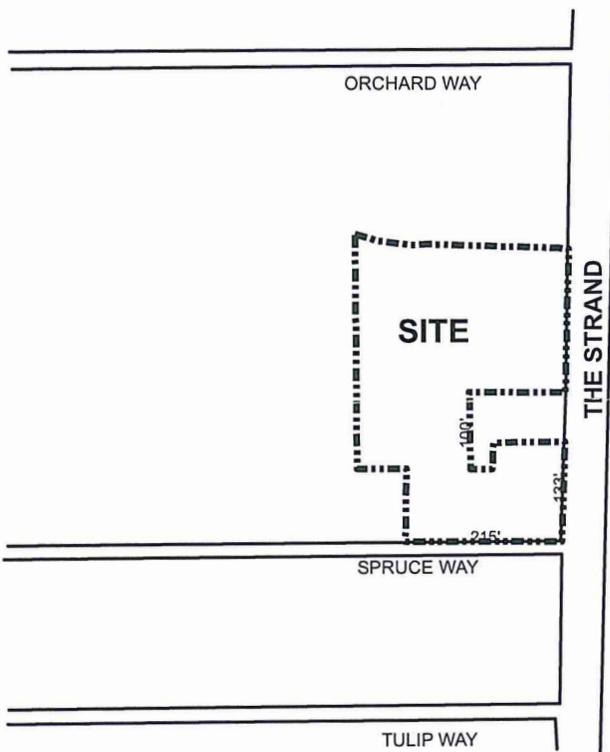
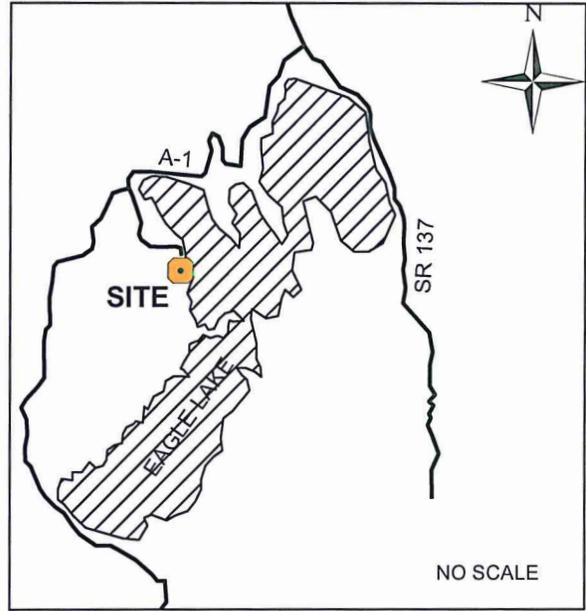
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COVER PAGE



**AMENDMENT TO USE PERMIT  
6-04-87**

PROPERTY OWNER:  
SCHMITT FAMILY TRUST  
18135 CLEAR CREEK RD.  
REDDING, CA. 96001

PLANNERS:  
LAND DESIGNERS, INC.  
1975 PLACER ST, STE. A  
REDDING, CA. 96001

A.P. NOS:  
077-182-2,4 & 11; 077-183- 3,5,12 & 20

ACREAGE:  
2.2 AC.

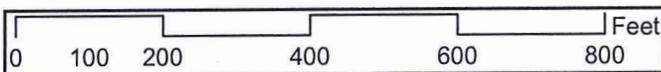
EXISTING USE:  
VACANT LAND

PROPOSED USE:  
8 RV SPACES

WATER:  
WELL

SEWAGE:  
SPALDING CSD

DATE:  
11-30-2021



# SITE PLAN



STORE

GAS PUMPS

DRIVEWAY

291'

60'

27'

1

60'

2

RV SPACES

66'

3

4

5

130'

OTHER OWNERSHIP

ONE WAY DRIVEWAY



100'

33'

30'

30'

60'

12'

6

7

8

215'

192'

THE STRAND

60'

133'

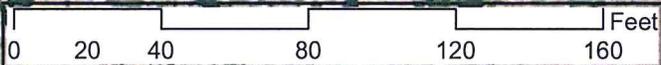
NOTE:  
ALL GROUND SURFACES ARE FLAT  
& DRAINAGE IS TO THE EAST

PLAY GROUND  
EXIST.

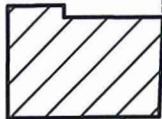
SPRUCE WAY

## Legend

- NEW DRIVEWAY
- RV EXPANSION AREA
- ROAD RIGHT OF WAY
- RV SPACES
- EXISTING PAVEMENT
- GRAVEL ROAD



# SITE PLAN



GAS PUMPS

DRIVEWAY

291'

60'

2' 1

2 RV SPACES

3

4

5

130'

OTHER OWNERSHIP

ONE WAY DRIVEWAY



100'

315'

NOTE:  
ALL GROUND SURFACES ARE FLAT  
& DRAINAGE IS TO THE EAST

PLAY GROUND  
EXIST.



60'

30'

30' 6

7

8

12'

215'

SPRUCE WAY

192'

66'

THE STRAND

60'

133'

## Legend

- NEW DRIVEWAY
- RV EXPANSION AREA
- ROAD RIGHT OF WAY
- RV SPACES
- EXISTING PAVEMENT
- GRAVEL ROAD

