



February 24, 2022

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**NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION**

Applicant/Owner: Sukhpal Kaur Gajj and Joginder Singh Gondal

File No.: Use Permit #2021-002, Parcel Map #2021-001, Initial Study #2021-001, Gajj, Gondal

Project: Proposal to construct and operate a 30-space recreational vehicle park at Proposed Parcel A. To create the space needed for the RV park, the applicant proposes to relocate and expand an existing leach area, remove a separate existing leach area, and reroute the drainage easement existing on Parcels B and C, which were all approved through Parcel Map Application 1-01-90, recorded at Book 28, Pages 51 and 52 of the Official Records of Lassen County, CA.

The applicant also proposes to reconfigure the property line common to both parcels; this will be accomplished through the parcel map application, although no additional parcels will be created (Parcels B and C will be reconfigured to create Proposed Parcels A and B). The subject parcels are zoned C-H (Highway Commercial District) and have a "Commercial" land use designation per the *Hallelujah Junction Area Plan, 1984*.

Location: The subject parcels are located just east of the intersections of Highways 395 and 70 in southern Lassen County, or just north of the Chevron gas station at said intersection.

A.P.N.s: Parcel B: 147-030-018. Parcel C: 147-030-019

Staff Contact: Nancy McAllister, Senior Planner


Pursuant to the California Environmental Quality Act, Lassen County is the Lead Agency for the project identified above and is preparing a Mitigated Negative Declaration, stating that there is no substantial evidence in the record, as currently filed, which indicates that the proposed project may have a significant effect on the environment, given the proposed mitigation measures.

The public review period for this project has been established from February 25, 2022, to March 27, 2022. Any comments you may have regarding this proposed Mitigated Negative Declaration must be submitted to the Lassen County Department of Planning and Building Services prior to the end of the review period. The proposed Mitigated Negative Declaration and Initial Study for this project are available for inspection at the Department of Planning and Building Services at the address given in the header above, as well as online at:

<http://www.lassencounty.org/dept/planning-and-building-services/environmental-documents-noticing-and-attachments>

If you have any questions concerning the project, please contact Nancy McAllister, Senior Planner, at (530) 251-8269 or at nmcallister@co.lassen.ca.us.

For the County of Lassen,


Maurice L. Anderson,
Environmental Review Officer

MLA:njm

Distribution: Supervisor Hammond (5); Sukhpal Kaur Gajj and Joginder Singh Gondal (Property Owners); NST Engineering, Inc. (Agent); Co. Assessor's Office; Co. Building Official; Co. Fire Warden/CAL FIRE; Co. Environmental Health Dept.; Lassen Co. Reg. Solid Waste Mgmt.; Co. Public Works; Co. Public Works/Road Div.; Co. Public Works/Transportation; Sheriff; CA Air Resources Board; Dept. of Toxic Substances Control; Lahontan RWQCB; SWRCB Div. of Drinking Water; Dept. of Water Resources (DWR); CA Dept. of Parks & Recreation; Dept. of Fish & Wildlife: (Redding/Wendel); CA Public Utilities Commission; Caltrans, District 2 (Contiguous Property Owner); CA Department of Housing and Community Development; State Clearinghouse (submitted online); Bureau of Land Management-Carson City (Contiguous Property Owner); Pit River Tribe of California; Greenville Rancheria of Maidu Indians; Susanville Indian Rancheria; Honey Lake Maidu; Washoe Tribe of Nevada and California; Native American Heritage Commission; Doyle Fire Protection Dist.; Hallelujah Junction Fire Protection District (c/o Sierra Valley Fire District); Co. Air Pollution Control Officer; Fort Sage Unified School District; Long Valley School District; Frontier Communications; Plumas-Sierra REC; Sierra Co. Planning Department, ATTN: Long Valley Groundwater District; Plumas Co. Dept. of Public Works (Solid Waste); Contiguous Property Owners


S:\PLA\Planning\2021\UP #2021-002, PM #2021-001, Gajj, Gondal\IS #2021-001

**INITIAL STUDY #2021-001 FOR USE PERMIT #2021-002,
and PARCEL MAP #2021-001, GAJJ, GONDAL**

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

2-24-22

Date

Project Title:	Use Permit #2021-002, Parcel Map #2021-001, Initial Study #2021-001, Gajj, Gondal
Lead Agency Name and Address:	Lassen County Department of Planning and Building Services 707 Nevada Street, Suite 5 Susanville, CA 96130
Project Location:	The subject parcels are located just east of the intersection of Highways 395 and 70 in southern Lassen County, and just north of the Chevron gas station at said intersection.
Proponent's Name:	Sukhpal Kaur Gajj and Joginder Singh Gondal
General Plan:	"Commercial," <i>Hallelujah Junction Area Plan, 1984.</i>
Zoning:	C-H (Highway Commercial District)
Authority:	Use Permit, Lassen County Code Section 18.112 et seq. Parcel Map, Lassen County Code Section 16.20 et seq.

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Attachment 1, Project Applications and Supporting Information	
Attachment 2, Project Notification Letter, Pursuant to California Assembly Bill 52	
Attachment 3, Notice of Early/Informal Consultation dated February 24, 2021	
Attachment 4, Request for Early/Informal Consultation from the Governor’s Office of Planning and Research dated February 25, 2021	
Attachment 5, State Water Resources Control Board Response to Notice of Early/Informal Consultation dated March 8, 2021	
Attachment 6, California Department of Fish and Wildlife Response to Notice of Early/Informal Consultation dated March 26, 2021	
Attachment 7, Cultural Research Associates Phase 1 Archaeological Study Negative Survey – Letter Report dated June 2021 (without Appendix A – Records Search – Confidential Information)	

Project Description: Proposal to construct and operate a 30-space recreational vehicle park on Proposed Parcel A (see Figure 2). To create the space needed for the RV park, the applicant proposes to relocate and expand an existing leach area, remove a separate existing leach area, and reroute the drainage easement existing on two separate properties, described as Parcels C and B on approved Parcel Map Application 1-01-90, recorded at Book 28, Pages 51 and 52 of the Official Records of Lassen County, CA. The drainage reroute is not part of the submitted application nor is it considered part of this entitlement or environmental review, as approval this reroute is not under Lassen County jurisdiction. Lassen County will require that any modification made to the existing drainage easement be shown on the parcel map, as approved by the applicable agency. Alternatively, a parcel map could be recorded showing the drainage easement with no change.

The applicant also proposes to reconfigure the property line common to both parcels; this will be accomplished through the parcel map application, although no additional parcels will be created. Existing Parcels C and B will be reconfigured to create Proposed Parcels A and B. The subject parcels are zoned C-H (Highway Commercial District) and have a “Commercial” land use designation per the *Lassen County General Plan, 2000*, as amended by the *Hallelujah Junction Area Plan, 1984*.

Use Permit 2021-002, Parcel Map 2021-001, Initial Study 2021-001 Gajj/Gondal

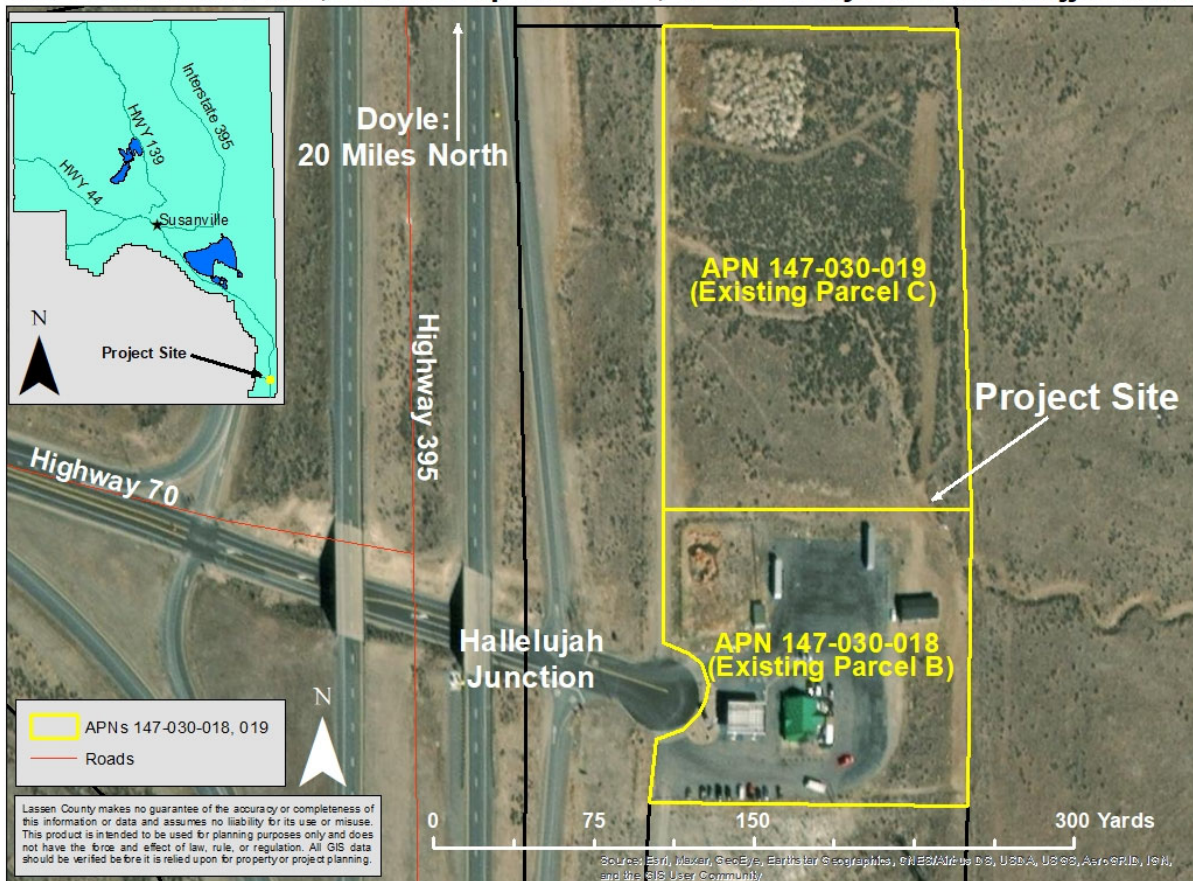


Figure 1. Vicinity Map

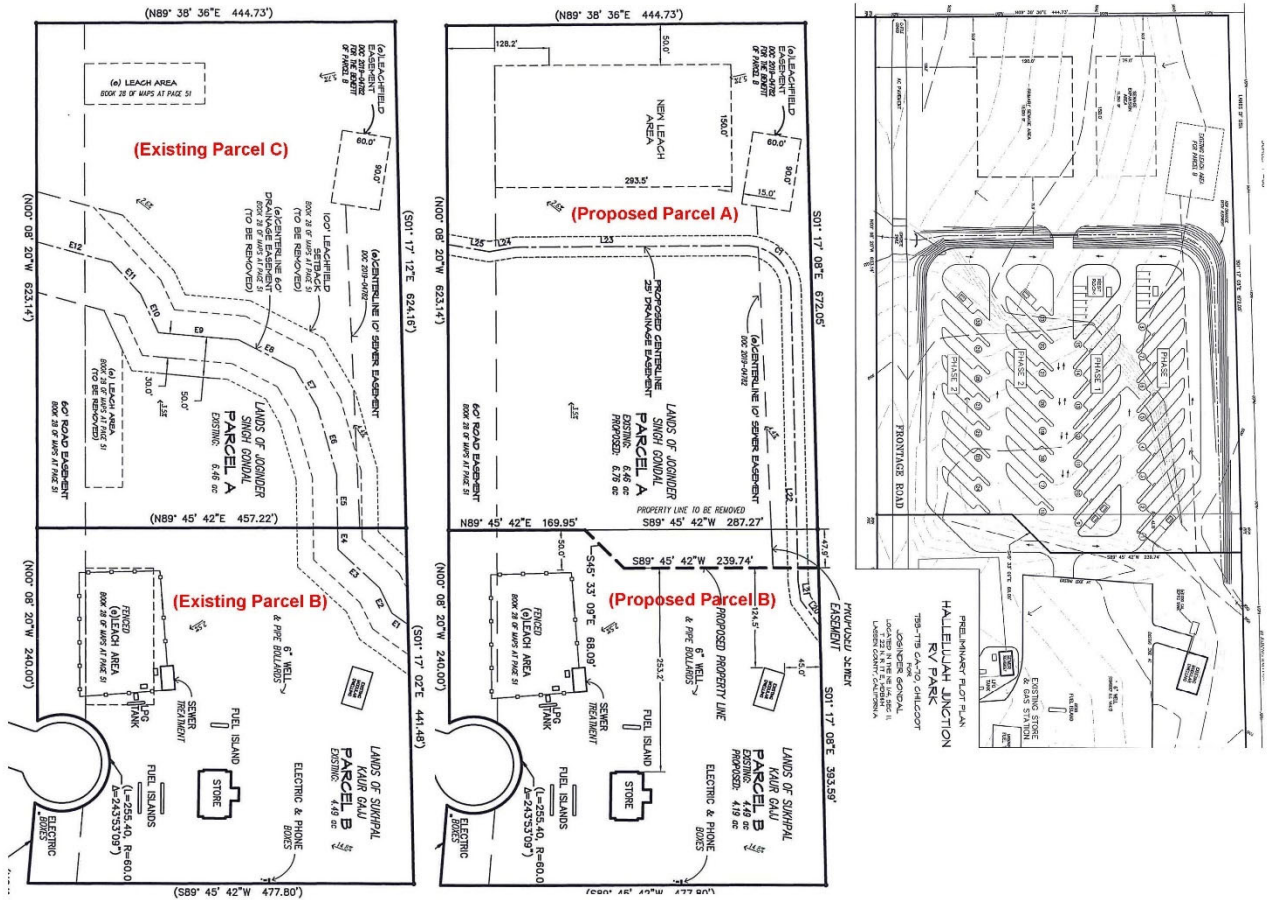


Figure 2. Existing Parcels, Proposed Parcels, Proposed Plot Plan

Project Location: The subject parcels are located just east of the intersections of Highways 395 and 70 in southern Lassen County, or just north of the Chevron gas station at said intersection. The subject parcels are located in the Beckwourth Pass 7.5-minute Quadrangle as identified by the United States Geological Survey.

Existing Parcel B: APN 147-030-018. Existing Parcel C: APN 147-030-019

Environmental Setting: Existing Parcel B contains a gas station and related convenience store, a modular home, and a sewer treatment facility, among other improvements. Existing Parcel C is currently unimproved.

ACCESS: Access to the project site is from Highways 395 and 70.

VEGETATION: No rare, threatened, or endangered species pursuant to the U.S. and State of California Endangered Species Act are known to populate the subject parcels.¹ According to the California Department of Fish and Wildlife's (CDFW) California Natural Diversity Database's QuickView Tool², ranked plant species in the Beckwourth Pass Quadrant include the following: Nevada lupine, few-flowered eriastrum, and Bailey's woolly buckwheat, all with a Rare Plant Rank of 4.3 (plants of limited distribution; not very threatened in California); Nevada daisy, winged dock, and Bailey's ivesia, all with a Rare Plant Rank of 2B.3 (plants rare, threatened, or endangered in California, but more common elsewhere; not very threatened in California); alkali hymenoxys, sagebrush loeflingia, ochre-flowered buckwheat, and nutall's ribbon-leaved pondweed, all with a Rare Plant Rank of 2B.2 (plants rare, threatened, or endangered in California, but more common elsewhere; fairly threatened in California); and Pulsifer's milk-vetch, with a Rare Plant Rank of 1B.2 (plants rare, threatened, or endangered in California and elsewhere; fairly threatened in California). None of the aforementioned species was shown was shown with a listed federal, state, or CDFW status.

A site visit conducted May 13, 2021, and none of the plant species listed above were observed. The site visit showed that the parcel contains various grasses (native and non-native), green rabbitbrush, Great Basin sagebrush, phlox, lomatium, whitestem blazingstar, milkvetch, Russian thistle, and whitetop.

WILDLIFE: No rare, threatened, or endangered species pursuant to the U.S. and State of California Endangered Species Act are known to populate/have been observed on the subject parcels³; however, according to the CDFW's California Natural Diversity Database, animals reported in the Beckwourth Pass Quadrant with a listed federal, state, or CDFW status include the golden eagle⁴, Swainson's hawk⁵, California Spotted Owl⁶ and gray wolf⁷. See Section 7, titled "Biological Resources," for more information.

HYDROLOGY: A seasonal drainage is located on the project site, primarily on Existing Parcel C (Proposed Parcel A), and the applicant proposes to reconfigure said drainage. This drainage has been categorized by the National Wetlands Inventory (NWI) as R4SBC (System Riverine, Subsystem Intermittent, Class Streambed, Class Seasonally Flooded)⁸. However, it was noted that the NWI data shown may be out of date and a site visit was recommended for verification. Based on observation, the drainage existing at the project site is completely dry for most of the year, if not for years at a time. The Federal Emergency Management Agency identifies the subject parcels as in a Zone "X" floodplain zone, defined as an "area of minimal flood hazard" (Zone "X," Panel #06035C2800D, 9/3/2010).

¹ U.S Fish and Wildlife Service. <https://ecos.fws.gov/ecp/report/species-listings-by-tax-group?statusCategory=Listed&groupName=All%20Plants>. Site accessed November 3, 2021.

² <https://apps.wildlife.ca.gov/bios/?tool=cnddbQuick>. Site accessed March 19, 2021.

³ U.S Fish and Wildlife Service. <https://ecos.fws.gov/ecp/report/species-listings-by-tax-group?statusCategory=Listed&groupName=All%20Animals>. Site accessed November 3, 2021.

⁴ CDFW identifies the Golden eagle as "fully protected" and on CDFW's watchlist.

⁵ Swainson's hawk has a "threatened" status in the state of California.

⁶ CDFW identifies California spotted owl as a "species of special concern."

⁷ Gray wolf shows an "endangered" California status and a "delisted" federal status.

⁸ National Wetlands Inventory. <https://www.fws.gov/wetlands/data/mapper.html>. Site accessed November 3, 2021.

SOILS: According to the Natural Resources Conservation Service’s Web Soil Survey, there are three different types of soils present at the project site⁹:

- Galeppi sandy loam, 8 to 15 percent slopes, composes approximately 60 percent of the project site
- Saralegui sandy loam, 2 to 15 percent slopes, composes approximately 25 percent of the project site
- Galeppi loamy coarse sand, 2 to 30 percent slopes, composes approximately the remaining 15 percent of the project site

GEOLOGY: According to the California Department of Conservation California Geological Survey’s (CGS) *Earthquake Fault Zone, Special Studies Zone Maps* and Earthquake Zones of Required Investigation (EQZ) App, the former effective as of November 1991, the latter as of April 2019, the Beckwourth Pass Quadrangle does not have any “active faults” (considered to have been active during Holocene time and to have a relatively high potential for surface rupture). According to CGS’s EQZ app, neither parcel is within an earthquake fault zone.”¹⁰ However, said parcels have not been evaluated by CGS for liquefaction or seismic landslide hazards.

Surrounding Land Use: The subject parcels are located just east of the intersections of Highways 395 and 70 in southern Lassen County at Hallelujah Junction, and include the existing Chevron gas station. Immediately surrounding parcels include a cell tower to the south; all other immediately surrounding parcels are unimproved except for a few dirt roads. The State of California (presumably Caltrans) owns property to the west, while all other surrounding parcels except for the one containing the cell tower are managed by the Bureau of Land Management. Said surrounding parcels are zoned as illustrated in Table 1 below:

	Zoning (see notes at bottom)	Parcel Size (acres)	Land Use Designation (<i>Hallelujah Junction Area Plan, 1984</i>)
North	O-S*	23	“Open Space (Public Lands)”
South	C-H**	36.4	“Commercial”
West	O-S	16	“Open Space (Public Lands)”
East	O-S	700	“Open Space (Public Lands)”

*The O-S zoning district is the “Open Space District” as defined in Chapter 18.64 of the Lassen County Code

**The C-T zoning district is the “Highway Commercial District” as defined in Chapter 18.28 of the Lassen County Code

⁹ Natural Resources Conservation Service. <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>. Site accessed December 9, 2021.

¹⁰ <https://maps.conservation.ca.gov/cgs/EQZApp/app/>. Site accessed March 19, 2021.

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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 would not block any existing access or otherwise divide any established community.
- (b) The subject parcels are zoned C-H (Highway Commercial District) and have a “Commercial” land use designation per the *Hallelujah Junction Area Plan, 1984*. According to Lassen County Code Section 18.28.040(1), the C-H district allows for recreational vehicle parks by use permit.

The following goals, objectives, implementation measures and descriptions from the *Hallelujah Junction Area Plan, 1984*, pertain to the proposal (the project site is located within “Subarea 4”):

II. GOALS AND OBJECTIVES

- 10. Require site specific soils investigations on suitability for disposal of sewage or septic tank effluent as well as depth to groundwater so as not to impair water quality.*
- 13. Migration corridors and deer habitat are to be protected from conversions or developments.*
- 18. Skill and care should be taken in the design, alignment and/or construction of all developments or improvements, including roads, so as not to impair the natural scenic beauty of the area.*
- 19. Designate U.S. Highway 395 and State Highway 70 as scenic highways with the intensity, location, design and quality of development strictly regulated to insure the protection and enhancement of the scenic landscape.*

IV. POLICIES AND IMPLEMENTATION MEASURES

A. CONSERVATION OF NATURAL HABITAT

The Planning Area supports an abundant and diverse number of plants and wildlife. The vegetation, which is typical of semi-arid climates, provides valuable watershed for soil conservation and groundwater recharge, as well as cover and food for wildlife. Long Valley Creek serves as an important water source for local wildlife. Substantial amounts of deer winter range and major deer migratory routes exist in the area. Rare and/or endangered plants have not been identified in the Planning Area, but may exist in as yet undiscovered locations. Areas of the Petersen Mountains have been identified as important wintering habitat for the bald eagle, an endangered bird species, and golden eagle. (Refer to Figures 4 and 5 for locations of sensitive areas). The Planning Area supports an abundant and diverse number of plants and wildlife. The vegetation, which is typical of semi-arid climates, provides valuable watershed for soil conservation and groundwater recharge, as well as cover and food for wildlife. Long Valley Creek serves as an important water source for local wildlife. Substantial amounts of deer winter range and major deer migratory routes exist in the area. Rare and/or endangered plants have not been identified in the Planning Area, but may exist in as yet undiscovered locations. Areas of the Petersen Mountains have been identified as important wintering habitat for the bald eagle, an endangered bird species, and golden eagle. (Refer to Figures 4 and 5 for locations of sensitive areas).

GENERAL DEVELOPMENT

Policies:

- 1. Direct and encourage low density rural residential, commercial and industrial development onto lands with the least environmental sensitivity and natural constraints, which have been identified in the Planning Alternatives Study as Subareas 4, 5, 6, 7, and 9.*

Implementation:

- 9. Require a 100 foot maintained setback for all development along intermittent and perennial natural drainages.*

RARE AND ENDANGERED PLANTS AND WILDLIFE

Policies:

- 1. Identify and map habitat locations of rare and/or endangered wildlife--areas of special biological importance (ASBI)--in the Planning Area. Verify new locations of rare and/or endangered plants or animals using updated resource maps from the relevant State Agency, California Department of Fish and Game.*
- 2. Land use and development shall not impair the habitat of rare and/or endangered plant and wildlife species, nor otherwise threaten their existence.*

Implementation:

3. *In accordance with CEQA, require applicants to satisfactorily mitigate potential impacts to sensitive habitat as a condition of approval of parcel and subdivision maps.*

D. WATER RESOURCES

The surface water quality of Long Valley Creek is an important natural and recreational resource to the County. Woodland areas in the surrounding foothills and mountains provide a valuable watershed for groundwater recharge, as well as promoting soil conservation. Groundwaters are also recharged by Long Valley Creek. (Refer to Figure 8 for location of water resource areas. Springs are shown in Figure 4.)

Implementation:

2. *For building projects where necessary and for all subdivisions and parcel maps, require site-specific soils investigations on suitability for disposal of sewage or septic tank effluent as well as depth to groundwater so as not to impair groundwater quality.*

4. *Require site-specific water supply evaluations of ground water quantity and direction of movement prior to approval of future significant subdivisions or significant commercial and industrial developments (comply with the applicable ordinances of Lassen County).*

F. WASTEWATER DISPOSAL

Soils within the Planning Area have limited to very limited capabilities for treating wastewater. In many locations water tables occur at shallow depths. (Refer to Figure 9 for location of soils with limitations on capacities for septic leachfields).

Policies:

1. *Direct new development to areas most capable of handling septic leachfield disposal of wastewater.*

2. *Where leachfield capabilities are inadequate, all new developments that discharge wastewater shall provide an appropriate method when feasible for treating and disposing of wastewater which is carefully reviewed and engineered to ensure safety and reliability.*

H. LAND USE

RESIDENTIAL

The existing housing supply generally meets the demands and need for housing in the Planning Area. Potential migration of residents from Reno to the area may greatly increase the demand for additional housing. Subareas within the Planning Area differ in their suitability for location of residential use, due to varying availability of such necessities as access, water supply, and soils suitable for septic leachfield. (Refer to Figure 13 below under (M) CIRCULATION/TRANSPORTATION for accessibility of Planning Area locations, and to Figures 7, 8 and others above for locations of other

resources and constraints to residential use. These necessary resources and constraining factors also apply to the suitability of locations for Commercial and Industrial Development.)

Policies:

1. Rural residential development should be directed to areas of highest availability of support factors (access, water, soils for septage disposal) and lowest sensitivity to environmental impact. In the Hallelujah Junction Planning Area these locations have been designated as Subareas 4, 5a, 5c, 7 and 9a.

Implementation:

5. Within Subarea 4, allow residential development compatible with proposed commercial activities. For intense use (e.g., 80-unit mobile home park, 40-unit apartment complex) require package sewage treatment plant or equivalent as required by the Lahontan Regional Water Quality Control Board.

COMMERCIAL AND INDUSTRIAL

The Planning Area contains ample undeveloped lands holding reasonable market values, two major highways, rail lines and the proximity of a major urban center (Reno). (Please refer to the introductory discussion and reference to Figures under Residential Land Use, above, regarding suitability of various locations within the Planning Area for commercial or industrial development.)

Policies:

1. Direct and encourage commercial and industrial development onto lands with the least environmental sensitivity and natural constraints, which have been identified in the Planning Alternatives Study as Subareas 4 and 6.

4. Subarea 4 is designated as Commercial.

Implementation:

1. Zone Subarea 4 C-H, Highway Commercial District.

J. AESTHETICS AND NOISE

The character of the Planning Area may be described as predominantly rural, with vast undeveloped expanses of land and unobstructed views of distant vistas. The air quality is good to excellent, and except for highway traffic, noise intrusion throughout the valley is minimal. (Refer to Figure 11 for location of highly visible areas and Scenic Highway Corridor.)

Policies:

1. Allow commercial and industrial development only in appropriately designated areas, which are limited in size and located where human use has already been

established. In the Hallelujah Junction Planning Area these locations have been identified as Subareas 6, proposed for industrial use, and Subarea 4, proposed for commercial use.

4. The design and appearance of structures, appurtenances, landscaping and other improvements within the Planning Area shall be visually compatible with the individual building site, with other development in the area, and the general environment of the area.

Implementation:

1. Designate the area within one and one-half miles either side of Highways 70 and 395 a Scenic Highway Corridor, within which all building and development for human use (including agriculturally-related facilities) must meet prescribed standards of appearance.

2. Zoning on all lands within the Scenic Highway Corridor shall include a "D", Design Combining District.

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 development project applications in areas or districts that are subject to design control.

- a. Landscaping: The natural vegetative cover should be preserved or re-established to the greatest 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: Roofs shall 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 structures or outbuildings should be minimized. Where needed, they should relate architecturally with primary buildings and/or be screened from view.*
- g. Outdoor lighting: The light source of any exterior lighting fixture should not be visible from neighboring property. (Illumination of neighboring property should be avoided).*
- h. Fences and screening for residences: Rigid delineation of lot lines that is visually intrusive should be avoided. Service yards (e.g. garbage containers, clotheslines, etc.) should be visually screened, particularly in cluster developments.*

- i. *Tanks: All fuel tanks, water tanks or similar facilities should be visually compatible and/or concealed so as not to be visible from roads or neighboring property. Such facilities are to have non-glare surfaces.*
 - j. *Utilities: Above ground utilities should be minimized where allowed, telephone and power poles should be located along natural edges in vegetation, within forested areas, on opposite sides of roads from visual attraction, below ridge lines to avoid silhouetting on the sky line, and be raptor proof. The underground placement of power and telephone utilities is encouraged and should use common trenches under road shoulders where possible.*
5. *Require all new development to maintain natural vegetation wherever possible and to plant vegetation screens when necessary to make improvements blend in with the landscape. Developers should use plants and materials compatible with and appropriate to the surrounding landscape. All commercial and industrial uses shall be landscaped, including parking areas.*
 6. *Retain natural contours to the greatest extent possible.*
 7. *Noise levels shall be consistent with the Noise Element in the County General Plan*

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

Designation of Land Uses

- *GOAL L-1: To maintain a system of land use designations which sets forth the County's policies pertaining to the general distribution and intensity of land uses, and which strives to ensure compatibility between land use types by providing for efficient and complimentary [sic] patterns and mixtures 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.*

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.*
- *LU22 POLICY: The County shall encourage expansion of existing residential areas and discourage sprawl and scattered development.*
- *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.*
- *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 commercial land use designation and corresponding zoning district requirements. Such proposals shall demonstrate why the related local convenience or highway commercial need cannot be adequately satisfied in or adjacent to existing town centers or locations which are already zoned for commercial land uses.*

Commercial

A “Commercial” designation indicates areas identified as appropriate for general commercial land uses. These may range from retail, service, lodging, and light commercial uses which may be allowed “by right” to heavier commercial operations which may verge on being considered “industrial” in character. The more intense commercial uses typically require approval of a use permit to determine if the site- and project-specific issues support approval of the use in the proposed location. Residential development, especially if not directly related to commercial uses, is generally discouraged and may, depending on the specific zoning district, require a use permit.

Depending on the availability of community water and/or sewer systems, building intensity may range from 1 to 7.25 units per acre. Population density may range accordingly from an average of 3 to 22 people per acre. Residential development is generally not encouraged, but may be allowed. However, population density should not interfere with the commercial development intent of the designation.

Corresponding Zoning: “C-G”, General Commercial District; “C-T”, Town Service District; and “C-H”, Highway Commercial District...

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.

- *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.*
- *GOAL N-24: Protection of the scenic qualities of the county’s night sky.*
- *NR81 POLICY: The County shall maintain and enforce policies, development standards and mitigation measures to control lighting generated by development and to minimize the unnecessary adverse impacts of such lighting in the vicinity of the development and on the general scenic qualities of the night sky in the area.*
- *GOAL L-23: Safe and efficient solid waste treatment and disposal facilities sited and developed so as to protect the public health and minimize environmental impacts and conflicts with surrounding land uses.*

- *LU15 POLICY: In the event that new or expanded solid waste facilities are proposed, the County shall determine and administer the appropriate facility siting process, including environmental review and implementation of land use and facility permitting procedures, in concert with related provisions of the Integrated Waste Management Plan.*

To maintain compliance with the goals and policies of the *Lassen County General Plan, 2000*, and the *Hallelujah Junction Area Plan, 1984*, mitigation measures will be implemented to require a 100-foot setback for all development leach areas along intermittent and perennial natural drainages, including the proposed new drainage location, as approved; that leach areas be shown on the parcel map, a minimum distance of 100 feet from the approved drainage location; that the applicant secure all required approvals from the Lahontan Regional Water Quality Control Board, Lassen County Environmental Health, and the California Department of Housing and Community Development for the proposed project and its related septic system; site-specific water supply evaluations of ground water quantity and direction of movement, site-specific soils investigations on suitability for disposal of sewage or septic tank effluent as well as depth to groundwater so as not to impair water quality, and provision of an appropriate method for treating and disposing of wastewater, which has been carefully reviewed and engineered to ensure safety and reliability, if leachfield capabilities are found to be inadequate; that sewage dumping on site only be permitted for occupants of the RV park.; that all RVs and/or park models visiting or located on the project site be properly registered and in operable condition; that Design Review applications be submitted and approved for all proposed development and that the design comply with Implementation Measure 2, Section IV, Subsection J (Aesthetics & Noise) of the *Hallelujah Junction Area Plan, 1984*; that natural vegetation be maintained wherever possible and vegetation screens be planted if necessary to make improvements blend with the landscape; that the project site, including parking areas, be landscaped using plants and materials compatible with and appropriate to the surrounding landscape; and that all lighting, exterior and interior, be designed and located so as to confine direct lighting to the premises.

The proposed project, with the above mitigations, is consistent with the above land use plans, policies, and regulations, adopted for the purpose of avoiding an environmental effect, and therefore will result in a less than significant impact.

- (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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

- (a) The project may induce some population growth, especially if long-term occupancy of recreational vehicles is allowed. However, at maximum, the project proposes 30 RV spaces and, presumably, would attract at least some transient RV users (e.g., travelers, campers). The project does not include the extension of roads or other infrastructure, besides a new leach area to serve the site. The project would not induce substantial population growth in the area, especially not to such a degree that would cause a significant effect on the environment. For these reasons, the project will have a less than significant impact to population growth in the area, either directly or indirectly.
- (b) The project will not displace any existing housing and will not necessitate the construction of replacement housing elsewhere.
- (c) The project will not displace any people and 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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:

According to the Natural Resources Conservation Service's (NRCS) Web Soil Survey, almost 60 percent of the soils at the subject parcels comprise Galeppi sandy loam, 8 to 15 percent slopes (land capability not classified [irrigated] and 6s [nonirrigated]). This area corresponds to where the majority of the RVs spaces will be, although a portion of the RV spaces will be underlain by Saralegui sandy loam, 2 to 15 percent slopes (land capability 4e [irrigated] and 4e [nonirrigated]).

According to the California Department of Conservation California Geological Survey's (CGS) *Earthquake Fault Zone, Special Studies Zone Maps* and *Earthquake Zones of Required Investigation (EQZ) App*¹¹ (the former effective as of November 1991, the latter as of April 2019) the Beckwourth Pass Quadrangle does not have any "active faults" (considered to have been active during Holocene time and to have a relatively high potential for surface rupture). According to CGS's EQZ app, neither parcel is within an "earthquake fault zone." However, said parcels has not been evaluated by CGS for liquefaction or seismic landslide hazards.

- (a, c) According to the California Department of Conservation California Geological Survey's (CGS) *Earthquake Fault Zone, Special Studies Zone Maps* and *Earthquake Zones of Required Investigation (EQZ) App* (the former effective as of November 1991, the latter as of April 2019) the Beckwourth Pass Quadrangle has not been evaluated by CGS for liquefaction or seismic landslide hazards. Moreover, said sources show that there are not any known active faults within the Beckwourth Pass Quadrangle.

Mitigating factors include the fact that the project site is relatively flat, as observed during a site visit conducted May 13, 2021.

In light of the above, 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, in a way that would cause anything more than a less than significant effect.

- (b) The relative lack of steep slopes at the project site reduces the potential for substantial erosion, and therefore the project will result in a less than significant effect related to erosion.
- (d) Expansive soils are predominantly composed 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

¹¹ California Department of Conservation. <https://maps.conservation.ca.gov/cgs/EQZApp/app/>. Site accessed December 9, 2021.

a moderate to high shrink-swell potential can cause damage to buildings and infrastructure.

The proposed project site consists primarily of Galeppi sandy loam and Saralegui sandy loam. According to the NRCS's Web Soil Survey glossary, Loam is only 7 to 27 percent clay particles (and 28 to 50 percent silt particles, and less than 52 percent sand particles) and Sand, as a soil textural class, is 85 percent or more sand and not more than 10 percent clay.

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."¹² Therefore, any impacts to life or property at the proposed project site 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 "very limited."¹³ Potential problems have primarily to do with slow water movement.

However, a permitted septic system is currently in place for the existing development on the project site, which is also located on Galeppi sandy loam. The septic system design for the proposed project must be evaluated and approved by Lassen County Environmental Health, the California Department of Housing and Community Development, and the Lahontan Regional Water Quality Control Board, as applicable. In accordance with the *Hallelujah Junction Area Plan, 1984*, said evaluation shall include site-specific water supply evaluations of ground water quantity and direction of movement; site specific soils investigations on suitability for disposal of sewage or septic tank effluent, as well as depth to groundwater so as not to impair water quality; and provision of an appropriate method for treating and disposing of wastewater, which has been carefully reviewed and engineered to ensure safety and reliability, if leachfield capabilities are found to be inadequate. Installation of the septic system must be completed, inspected, and approved prior to issuance of

¹² *California Building Industry Association v. Bay Area Air Quality Management District* (2015) 62 Cal.4th 369, Case No. S213478.

¹³ This rating indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected. *Suitabilities and Limitations for Use: Sanitary Facilities-Septic Tank Absorption Fields*. <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>. Site visited December 9, 2021.

an Authorization to Operate for the proposed project. For this reason, the impact would be less than significant.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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?
- 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?
- j) Inundation by seiche, tsunami, or mudflow?

DISCUSSION:

- (a) Waste water discharge to surface and groundwater is regulated by the Lahontan Regional Water Quality Control Board (Lahontan). Lahontan did not respond to the Notice of Early Consultation circulated by the Lassen County Department of Planning and Building Services dated February 24, 2021, with any concerns regarding water quality standards or waste discharge requirements. The placement of septic tanks and routing of leach lines is typically regulated by the Lassen County Department of Environmental Health, who did not respond to the above Notice of Early Consultation. In any case, both of the above agencies will receive a copy of this initial study during the public comment period in order to have an opportunity to provide additional comment.

Also, it is likely a National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges of Storm Water Associated With Construction Activity (Construction General Permit) will be required, since the project disturbs greater than one acre. It is reasonable to believe that the applicant will be able to secure said permit from Lahontan with a proper design, and therefore, the proposed project will not violate any water quality standards.

Additionally, mitigation measures will be included to require a 100-foot setback for all development leach areas along intermittent and perennial natural drainages, including the proposed new drainage location, as approved; that leach areas be shown on the parcel map, a minimum distance of 100 feet from the approved drainage location; that the applicant secure all required approvals from the Lahontan Regional Water Quality Control Board, Lassen County Environmental Health, and the California Department of Housing and Community Development for the proposed project and its related septic system; site-specific water supply evaluations of ground water quantity and direction of movement, site-specific soils investigations on suitability for disposal of sewage or septic tank effluent as well as depth to groundwater so as not to impair water quality, and provision of an appropriate method for treating and disposing of wastewater, which has been carefully reviewed and engineered to ensure safety and reliability, if leachfield capabilities are found to be inadequate; and that sewage dumping on site only be permitted for occupants of the RV park.

For this reason, the project will not violate any water quality standards or waste discharge requirements, with the above mitigations.

- (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 Long Valley Groundwater Basin, most recently ranked as a low priority basin by the California Department of Water Resources Groundwater Bulletin 118. According to Bulletin 118, dated February 27, 2004, “WRD (1989) estimates storage for the Upper Long Valley, the southern portion of the basin south of Hallelujah Junction, to range between 180,000 and 300,000 acre-feet based on an acreage of 12,300 acres, a depth interval of 100-feet, and specific yield ranging from 0.15 to 0.25.” According to the California State Water Resources Control Board website, the average residential daily water use in the North Lahontan hydrologic region in 2021 was 95 gallons per person (or 34,675 gallons per year, per person). Since there are approximately 326,000 gallons in one acre-foot, and therefore an estimated 58.6 to 97.8 billion gallons of storage in Hallelujah Junction area of the Long Valley Groundwater Basin, the proposed 30-unit RV park is extremely unlikely to substantially deplete groundwater supplies.
- (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. The only existing drainage is typically dry, and an engineered reroute has been proposed. Additionally, a streambed alteration agreement may be required from the California Department of Fish and Wildlife.
- (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 primarily underlain with Galeppi sandy loam, 8 to 15 percent slopes, and Saralegui sandy loam, 2 to 15 percent slopes. According to the NRCS Web Soil Survey, both Galeppi sandy loam and Saralegui sandy loam have a “none” rating for frequency of 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. Both are also listed as “well drained.”

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 mostly in a Zone “X” floodplain zone, defined as an “area of minimal flood hazard” (Zone “X,” Panel #06035C2800D, 9/3/2010).

For the above reasons, any project impacts related to flooding would at most be less than significant.

- (e) The project will not create or contribute to runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. See subsection (d) above.

(f) 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 “very limited.” Potential problems have primarily to do with slow water movement.

However, as mentioned above in subsection (a), the septic system design for the proposed project must be evaluated and approved by Lassen County Environmental Health, the California Department of Housing and Community Development, and the Lahontan Regional Water Quality Control Board, as applicable. Installation of said system must be completed, inspected, and approved prior to issuance of an Authorization to Operate for the proposed project. For this reason, the project will not otherwise substantially degrade water quality, as mitigated.

(g) The Federal Emergency Management Agency identifies the subject parcels as mostly in a Zone “X” floodplain zone, defined as an “area of minimal flood hazard” (Zone “X,” Panel #06035C2800D, 9/3/2010), meaning that the project site is not located within the 100-year floodplain.

(h) The project site 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.

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)?
- d) Expose sensitive receptors to substantial pollutant concentrations?
- e) Create objectionable odors affecting a substantial number of people?

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 (O₃), particulate matter (suspended particulate matter [PM₁₀]¹⁴ and fine suspended particulate matter [PM_{2.5}]¹⁵), carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), 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 NAAQS¹⁶.

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

¹⁴ Particulate matter 10 microns (micrometer) in diameter or less.

¹⁵ Particulate matter 2.5 microns in (micrometer) diameter or less.

¹⁶ The “unclassified” designation does not violate the NAAQS.

chloride¹⁷, although attainment¹⁸ 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”¹⁹ in relation to the CAAQS for every pollutant²⁰ (Lassen County’s PM₁₀, carbon monoxide and hydrogen sulfide levels are unclassified like the most of the Northeast Plateau Air Basin; its visibility-reducing particle levels are also unclassified like the rest of California, except for Lake County).

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.²¹ 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"²² for the majority of the year, although events such as wildfires and inversion layers in winter months can periodically degrade air quality.²³

According to the *Lassen County 2012 Regional Transportation Plan (RTP)*, PM₁₀ 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

¹⁷ 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 CARB’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 May 7, 2021.

¹⁸ “Attainment” is the category given to an area with no violations in the last three years.

¹⁹ “Unclassified” is the category given to an area with insufficient data.

²⁰ Most recent information available is from August 2019, accessible at the following link: <https://ww2.arb.ca.gov/resources/documents/maps-state-and-federal-area-designations>. Site visited May 7, 2021.

²¹ *Lassen County 2012 Regional Transportation Plan*. Control of vehicular air pollutant emissions is the responsibility of the California Air Resources Board (CARB).

²² *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.

²³ If natural events generate pollutants that exceed the CAAQS, CARB may designate such exceptional events “exceedances” and not necessarily violations of the CAAQS.

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 PM₁₀. 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 PM₁₀ 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.
- (b) The project will not violate any air quality standard nor contribute substantially to an existing or projected air quality violation.
- (c, d, e) Lassen County is not in non-attainment for any of the NAAQS or CAAQS standards. Therefore, the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).

Neither will the project expose sensitive receptors to substantial pollutant concentrations. Even at maximum capacity, 30 RVs and associated vehicles, generators, and septic system would not create significant air quality impacts. Furthermore, the surrounding area is very rural with extremely low population. Using the same rationale given immediately above, the project will not create objectionable odors that would affect substantial numbers of people. CEQA requires that a lead agency analyze a project’s effects on the environment, not the existing environment’s effects on projects users.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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) Adversely affect rail, waterborne or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

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.²⁴

In addition, the following goals, policies, and implementation measures from the Circulation Element of the *Lassen County General Plan, 2000*, inform the project:

- *GOAL C-1: A comprehensive, efficient and safe transportation system to serve the needs of County residents and to stimulate the economic progress of Lassen County.*
 - *CE 12 POLICY: No public highway or roadway should be allowed to fall or exist for a substantial amount of time at or below a Level of Service rating of ‘E (i.e., road at or near capacity; reduced speeds; extremely difficult to maneuver; some stoppages).*
 - *CE14 POLICY: The County shall continue to encourage and support the improvement of Highway 395 from Johnstonville to Hallelujah Junction as a four-lane expressway.*
 - *CE15 POLICY: Until Highway 395 can be upgraded to a four-lane expressway, the County supports the incremental addition of lanes, including increased numbers of passing lanes, and will work with Caltrans and the local transportation agency in the consideration and implementation of access management policies to protect traffic efficiency and safety and to facilitate future highway improvements. Such measures include the limitation of new encroachments onto Highway 395.*
 - *Implementation Measure CE-E: The County shall consider the acquisition of needed right-of-way dedications with the approval of subdivisions, use permits, and other discretionary actions.*
 - *GOAL C-2: Adequate, cost-effective public transit services, especially to accommodate the needs of the elderly and handicapped.*
- (a) The proposed project will not 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. The proposed project will not conflict with CE12 Policy described above.

²⁴ 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.”

- (b) The proposed project will not conflict with Section 15064.3(b) of the CEQA Guidelines. As described by Section 15064.3(a), “vehicle miles traveled” (VMT) refers to the amount and distance of automobile travel attributed to the project. It is difficult to estimate how often the 30-space RV park will be at capacity, and it is also difficult to speculate what percentage of occupants will be transient and use the RV park as a camping location versus a more permanent living facility. Said RV park is not likely to be a travel destination in and of itself, but merely a stop along the way to other destinations, akin to a Caltrans rest area. Any impacts would at most be less than significant.
- (c) The proposed project will not result in any known change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risk. There are no airports or airstrips in the vicinity of the project site.
- (d) The proposed project will not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses. The applicant proposes to construct a paved frontage road in the existing 60-foot road easement along the western end of the properties, which connects to a cul-de-sac at the end of California State Route 70. Any impacts are less than significant at most for the purposes of CEQA.
- (e) The proposed project will not result in inadequate emergency access, as the project is adjacent to and accessible by U.S. Highway 395 and California State Route 70. The Department of Public Works, and the California Department of Forestry and Fire Protection (Cal Fire) will receive notice of this initial study and/or copies of this initial study to be provided an opportunity to comment.
- (f) The project will not conflict with policies, plans, or programs regarding transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.
- (g) The proposed project will not adversely affect rail, waterborne or air traffic. No such forms of traffic exist within the vicinity of the proposed project. Also see subsection (c) above.

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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

DISCUSSION:

(a) The following policy and implementation measures from the *Lassen County General Plan, 2000*, pertain to biological resources at the project site:

- *GOAL W-1: To protect and enhance the overall health of wildlife habitats and special resource areas to maintain healthy, abundant, and diverse wildlife populations.*
- *WE-2 POLICY: The County supports the cooperative identification of “areas of significant wildlife value” or similar designations for areas where it is demonstrated by sound biological science that the habitat values are of significant importance to the health and/or survival of one or more species of wildlife. The County may apply a special designation to these areas, and/or agree to support specific resource management objectives, policies and voluntary programs to protect wildlife resources within these areas.*
- *Implementation Measure WE-C: Information from the California Department of Fish and Game will be used by the County to evaluate potential impacts to fish and wildlife as a*

result of proposed County policies and land use decisions. The County shall consider recommendations from the Department of Fish and Game and other agencies, special commissions and interested organizations regarding the identification of important wildlife habitat areas and the need for measures by the County, including special general plan amendments and zoning, to provide adequate protection of wildlife resources. Information and related recommendations should be provided in a manner which can be used to formulate protective measures which can be implemented on a programmatic (as opposed to a case-by-case) basis.

- *Implementation Measure WE-E: In review of project proposals, the County will continue to utilize the California Environmental Quality Act process to evaluate the potential for significant adverse impacts upon wildlife resources and will require appropriate related project decisions and necessary mitigation measures.*
- *WE-4 POLICY: The County recognizes that some areas which are designated and zoned for development, including but not limited to rural residential lands and areas indicated for planned development, may also have wildlife resources and open space values which need to be addressed and considered for protection. The County will address the need for protection of wildlife resources and open space values in areas which are zoned for development during the review of development proposals.*
- *WE-5 POLICY: Prior to the imposition of substantial wildlife-related mitigation measures by the County, the County shall review evidence demonstrating that the proposed action or project could otherwise have potentially significant adverse impacts to wildlife and that the proposed measures will, in fact, help accomplish practical and necessary mitigation objectives.*
- *Implementation Measure WE-F: The County shall, in consultation with land owners, sports groups, and other concerned groups, agencies and organizations, consider the use of specific resource protection and management tools for wildlife habitat when warranted, including but not limited to the use of: clustered development and conservation subdivisions; conservation easements; building restrictions such as special setbacks; natural vegetation retention requirements; mechanisms to facilitate transfers of development rights; developer credits and density bonuses; 'wildlife mitigation funds' with funds to be used for acquisition and/or improvement of wildlife habitat; land dedication to public agencies or land trusts; and habitat banking. When used as mitigation measures, such actions shall be proportional to the magnitude of impacts caused by the project in question.*
- *WE-9 POLICY: The County supports cooperation between the California Department of Fish and Game and the Nevada Department of wildlife in the management of interstate deer herds.*
- *GOAL W-2: Protection of rare, threatened, and endangered wildlife species with an ecosystem approach to habitat management which also supports multiple land uses.*

- *GOAL W-3: Enhanced opportunities for consumptive and non-consumptive uses of wildlife resources recognizing the economic, educational, recreational and aesthetic benefits these uses bring to the County.*
- *GOAL W-4: Protect and enhance the wildlife habitat of riparian areas and wetlands.*
- *WE16 POLICY: The County supports interagency efforts to protect and restore the wildlife habitat values of lakes, riverine and riparian areas and wetlands.*
- *Implementation Measure WE-H: In consideration of proposed projects which may affect lakes, streams, riparian areas or wetlands, the County will review the potential for proposed impacts through the CEQA process and require appropriate mitigation measures to avoid and mitigate significant adverse impacts.*

In its letter dated March 26, 2021, the California Department of Fish and Wildlife (CDFW), states:

Because the proposed Project will occur in wildlife habitat, the Department recommends biological surveys occur prior to any new construction or site modification to avoid impacts to natural resources that may occur on site. A basic biological assessment would include botanical, wildlife, and habitat surveys (conducted at the appropriate time of year) to determine whether focused or protocol-level surveys are warranted.

However, although CDFW recognizes the proposed project site as “wildlife habitat,” the vicinity of the project site includes development; U.S. 395 is immediately adjacent to the west of the project site and a gas station exists to the immediate south.

Staff conducted a site visit during the afternoon of May 13, 2021, and found that vegetation at the project site is very similar to vegetation throughout Long Valley: primarily sagebrush, some rabbitbrush, grasses, etc. (bitterbrush on-site is very limited). The project will only develop approximately 6.76 acres of Long Valley and the CDFW’s California Natural Diversity Database did not show any species on the project site as having a federal, state, or CDFW special status.

For these reasons, the Lassen County Department of Planning and Building Services (and the Environmental Review Officer) has determined that a biological assessment and surveys as described in the letter from CDFW are not necessary.

In light of the above, the proposed project will not 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. Any impacts to the above will at most be less than significant.

- (b) The proposed project will not 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. Although a drainage exists at the project site, it is completely dry for most of the year, if not for years at a time. Even if said drainage could be classified as “riparian habitat,” it is very marginal habitat at best. Any impacts would at most be less than significant.

It is required that the applicant submit a Lake and Streambed Alteration (LSA) Notification to CDFW, pursuant to Section 1600 et seq. of the Fish and Game Code. Because streambed alteration is not part of this project, CDFW will process its own environmental document for issuance of the LSA agreement. More information may be obtained at <https://www.wildlife.ca.gov/Conservation/LSA>.

- (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. See rationale for subsection (b) above.
- (d) The proposed project will not 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. The drainage described above is not an important channel for migratory fish.
- (e) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
- (f) The proposed project will 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, in such a way that will cause more than a less than significant effect.

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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?
- 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?

DISCUSSION:

- Construction Policy 11 of the *Lassen County Energy Element, 1993*: “Any storage of hazardous materials on-site shall be adequately contained by structure or containers designed to prevent accidental release during operation or under adverse conditions.”
- General Policy 5 of the *Lassen County Energy Element, 1993*: “The County shall require applicants to address and minimize the risk of hazardous accidents or spills.”

(a,b) Construction of the proposed project would likely require the use of heavy machinery and construction equipment, such as graders, backhoes, and front-end loaders. The operation of this equipment and machinery could result in a spill or accidental release of hazardous materials, including fuel, engine oil, engine coolant, and lubricants. Other hazardous wastes, typical of most construction projects, that might be used during construction, include detergents, degreasers, paints, and ethylene glycol. Fuel, engine oil, engine coolant, and lubricants are hazardous materials also used in the vehicles of park visitors, and generators that might be used by park visitors would contain additional fuel.

There is a risk of accidents resulting the release of hazardous materials as described above, which could cause a less than significant effect to the environment. The proposed project will have a less than significant impact in terms of hazard to the public or the environment through the routine transport, use or disposal of hazardous materials, or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. This initial study will be referred to the California Department of Toxic Substances Control and the Lassen County Environmental Health Department for comment.

- (c) The proposed project is not within one-quarter mile of any existing or proposed school. No impact.
- (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 (the “Cortese list”), and will not create a significant hazard to the public or the environment. Staff consulted the “List of Hazardous Waste and Substances”²⁵ compiled by the California Department of Toxic

²⁵ California Department of Toxic Substances Control. EnviroStor online database. Online at: <http://www.envirostor.dtsc.ca.gov/public/>. Site visited February 14, 2022.

Substances Control and the “List of Leaking Underground Storage Tank Sites”²⁶ compiled by the California Department of Water Resources to this effect. Other consulted Cortese List resources can be found at <https://calepa.ca.gov/SiteCleanup/CorteseList/>.

- (e) The project site is not within an airport land use plan or within two miles of a public airport. The nearest airports within Lassen County, the Herlong Airport and Amedee Army Airfield, are approximately 29 and 44 miles north of the project site, respectively. The Reno Stead and Reno-Tahoe International Airports are approximately 11 miles and 27 miles southeast of the project site, respectively.
- (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, for the following reasons:

First, the project is subject to the 30-foot setback requirement found at Lassen County Code, Section 9.16.330. Said section is intended to reduce the spread of wildfire from building to building across property lines. The “State Responsibility Area” (SRA), means that the State of California has financial responsibility for fire and fire protection. Specifically, the California Department of Forestry and Fire Protection (Cal Fire) provides fire protection on behalf of the State of California in SRAs for wildland fire.

In addition, the project site is in a “Moderate” Fire Hazard Severity Zone, as opposed to a “High” or “Very High” Fire Hazard Severity Zone. The fire hazard severity zone classification is “based on a combination of how a fire will behave and the probability of flames and embers threatening buildings.”²⁷ This in turn is based on factors such as “fuel, slope, and fire weather.” Fire hazard severity zones do not take into account modifications such as fuel reduction efforts. The “Moderate” Fire Hazard Severity Zone is the least hazardous classification in an SRA.

Cal Fire received a Notice of Early Consultation for this project that was circulated on February 24, 2021. Cal Fire, acting as the Lassen County Fire Warden’s Office, has recommended conditions (to be implemented as mitigation measures) related to the access, water supply, and hydrant requirements for RV parks and mobile home parks. Cal

²⁶ State Water Resources Control Board. Geotracker online database. Online at: <http://geotracker.waterboards.ca.gov/>. Site visited February 14, 2022.

²⁷ California Department of Forestry and Fire Protection (Cal Fire). *Frequently Asked Questions: Questions About Fire Hazard Severity Zones*. Online at: http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland_faqs. Site visited January 3, 2019. Site now defunct.

Fire will receive a copy of this initial study once it is circulated for public comment in order to express any concerns said agency may have.

For these reasons, the proposed project, as mitigated, will have a less than significant effect in terms of its exposure of people or buildings 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.

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

10. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire severity zones, would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

As stated in subsection (h) of Section 9 above, titled “Hazards and Hazardous Materials,” the proposed project is located in a “Moderate” Fire Hazard Severity Zone in a “State Responsibility Area” (SRA), meaning that the State of California has financial responsibility for fire and fire protection. Specifically, the California Department of Forestry and Fire Protection (Cal Fire) provides fire protection in SRAs on behalf of the State of California. The “Moderate” Fire

Hazard Severity Zone is the least hazardous classification in an SRA. See the above subsection for more details.

- (a) The proposed project would not substantially impair an adopted emergency response plan or emergency evacuation plan.
- (b) The proposed project could exacerbate wildfire risks due to slope, prevailing winds, or other factors, thereby exposing project occupants to pollution concentrations from a wildfire or the uncontrolled spread of a wildfire. The proposed project site is relatively flat, which can be conducive to high winds. The project site is also approximately one mile from the base of Petersen Mountain. Fire rings have not been proposed for RV sites, but campfires, along with poorly discarded cigarettes, could also exacerbate wildfire risks.

A mitigation measure will be implemented to require that smoking within the proposed park only be allowed in designated areas over impervious surfaces. If fire rings are proposed, proper mitigation measures will be developed in consultation with Cal Fire. Also, Cal Fire, acting as the Lassen County Fire Warden's Office, has recommended conditions (to be implemented as mitigation measures) related to the access, water supply, and hydrant requirements for RV parks and mobile home parks. With the above mitigations, exacerbation of wildfire risks, and thereby exposure of project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire, would be less than significant.

- (c) A mitigation measure will be implemented to require that the proposed project utilize only one overhead power line to bring power to the project site, if necessary, with lines to individual powered RV sites running underground. Installation or maintenance of these lines and associated infrastructure could exacerbate fire risk. At most, any related infrastructure would have a less than significant effect on the environment in terms of additional fire risk.
- (d) The proposed project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. As stated in previous sections, the project site is not in a flood zone as identified by the Federal Emergency Management Agency, and the site is fairly flat, although there is a drainage at the northern end of the project site. As stated previously, the project site is in a "Moderate" Fire Hazard Severity Zone, which is the lowest risk classification in an SRA.

Cal Fire and the Hallelujah Junction Fire Protection District (care of Sierra Valley Fire District) received a Notice of Early Consultation for this project that was circulated on February 24, 2021. Said agencies will also receive a copy of this initial study once it is circulated for public comment in order to express any concerns they may have.

11. 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) According to Standard N-1 of the *Lassen County Noise Element, 2021*, noise from commercial uses shall not exceed an hourly average interior noise standard of 50 dBA or an hourly average exterior noise standard of 75 dBA. Furthermore, because the subject parcels are surrounded by O-S (Open Space District) zoning, noise generated by the project shall not exceed the O-S noise standards at any of the applicable parcel lines. According to Standard N-1 of the *Lassen County Noise Element, 2021*, the hourly average exterior noise standard for the Open Space land use is 65 dBA (maximum), and according to Lassen County Code Section 9.65.040, noise in the O-S zoning district shall be deemed a public nuisance if exceeding the one-hour average sound level limit of 65 dBA between 7:00 a.m.

and 7:00 p.m., 60 dBA between 7:00 p.m. and 10:00 p.m., or 55 dBA between 10:00 p.m. and 7:00 a.m. An operational condition will be implemented in accordance with the above regulations.

The proposed RV park is not likely to cause substantial increases in noise in the surrounding vicinity, especially given the fact that the project site is near the highway. Moreover, there are no sensitive receptors in the vicinity of the project site, except for the home that exists on Parcel B.

In light of the above, the project would not result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. The project site is not within an airport land use plan nor in the vicinity of a known private airstrip.

Because the applicant does not identify any proposed stay limits, extended stays must be assumed possible and residential land uses considered. Residential noise standards and regulations are the same as those listed for Open Space above, with the addition of a maximum hourly average interior noise standard of 45 dBA. However, Implementation Action 2.1a of the *Lassen County Noise Element, 2021*, states in part, "...standards regarding noise exposure for noise sensitive receivers (e.g., residences) do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings)." Additionally, the U.S. Department of Transportation's National Transportation Mapping Tool estimates the noise level at the outer edges of the relevant portion of Highway 395 to be between 45 and 55 dBA LA_{eq} (24 hr)²⁸. The project site is located over 270 feet away from the center line of Highway 395 and over 250 feet away from the nearest edge of the northbound lanes. Therefore, the proposed project is considered to be consistent with all residential land use policies of the Noise Element.

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

12. 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

²⁸ <https://maps.dot.gov/BTS/NationalTransportationNoiseMap/>

other performance objectives for any of the public services:

- | | | | | |
|-----------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| v) Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

DISCUSSION:

(a)(i-v) The project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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. As discussed in Section 2, titled “Population and Housing,” a portion of the proposed 30 space RV park *may* be used for more permanent living, but it is likely that the vast majority of spaces (if and when the RV park reaches capacity) will serve transient traffic akin to a Caltrans rest stop. Given the small numbers of people at the site, any needed provision for government services would at most have a less than significant effect.

Cal Fire, the Hallelujah Junction Fire Protection District (care of Sierra Valley Fire District), the Doyle Fire Protection District, the Lassen County Sheriff’s Office, the Lassen County Public Works Department, the Fort Sage Unified School District, and the Plumas-Sierra Rural Electric Cooperative (among others) received a Notice of Early Consultation for this project that was circulated on February 24, 2021. Cal Fire, acting as the Lassen County Fire Warden’s Office, has recommended conditions (to be implemented as mitigation measures) related to the access, water supply, and hydrant requirements for RV parks and mobile home parks. The other agencies listed above did not respond to the above Informal Consultation Notice. Said agencies will also receive a copy of this initial study once it is circulated for public comment in order to express any concerns they may have.

For the above reasons, 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.

13. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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) Waste water discharge to surface and groundwater is regulated by the Lahontan Regional Water Quality Control Board (Lahontan). Lahontan did not respond to the Notice of Early Consultation circulated by the Lassen County Department of Planning and Building Services dated February 24, 2021, and the response received from the State Water Resources Control Board only discussed domestic water supply permits. However, the applicant must comply with any of Lahontan's wastewater treatment requirements and the Lassen County *Local Agency Management Program (LAMP), 2020*, as approved by Lahontan. Therefore, as mitigated, there will be no significant impacts.

- (b) The construction of any new water or wastewater treatment facilities or expansion of existing facilities associate with the proposed project will have less that significant impacts on the environment.
- (c) The proposed parcel is not in a floodplain. The existing intermittent drainage has the capacity to handle anticipated stormwater runoff. The proposed alteration of said drainage is not part of the project being considered, as it is outside of the lead agencies jurisdiction. Alteration must be approved by appropriate agencies and recorded on the proposed parcel map as approved. Any new alignment must also comply with all applicable Lassen County regulations.
- (d) Notice of Early Consultation circulated by the Lassen County Department of Planning and Building Services dated February 24, 2021, and response was received from the State Water Resources Control Board stating that “The proposed facility would be a public water system regulated by the Division of Drinking Water, Lassen District (District). The new water system will require the District's approval prior to construction, and must first receive an operating permit issued by the District prior to opening.” Said District will receive a copy of this initial study once it is circulated for public comment. An authorization to operate will not be issued for the project unless all required permits can be obtained.
- (e) No wastewater treatment provider serves or will serve the project site.
- (f) According to the California Department of Resources Recycling and Recovery’s Solid Waste Information System (SWIS), the closest, actively operational solid waste facility within Lassen County 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.

The Bass Hill Landfill, located at 469-700 Johnstonville Dump Road, off of U.S. Highway 395 in Johnstonville, receives waste from Herlong Transfer Station. According to the SWIS, the landfill is currently permitted and has an estimated closure date of 2031. Permit #18-AA-0009 states that there is no peak tonnage limit and that “the landfill can handle any maximum waste that could be generated within the county without any problems.”

Also, the Delleker Transfer Station is located approximately 25 miles west of the project site by way of Highway 70, at 73980 Industrial Way, in Plumas County.

It will be a required pre-operational condition that the applicants obtain a “will-serve” from the applicable solid waste authority, stating that there is a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs. The Lassen Regional Waste Management Authority and Plumas County Public Works Department (Solid Waste) will receive a copy of this initial study for comment during the public comment period. Given the above considerations, there is at most a less than significant 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 a less than significant impact to the environment on account of utilities and service systems.

14. ENERGY

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION:

- (a) The project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, either during project construction or operation. RVs will consume fuel in order to arrive at the RV park; generators may also be used on site by guests. However, a 30-space RV park would not constitute a significant effect upon the environment. At most, the project would have a less than significant impact in this sense.
- (b) The *Lassen County Energy Element, 1993* (a local plan for renewable energy or energy efficiency and part of the general plan) contains the following policies that are relevant to the project:
- *Goal 2: Energy development that minimizes land use conflicts and maximizes effective mitigation of environmental impacts to protect public health, safety, and natural resources.*
 - *Goal 4: Efficient utilization and management of the County's natural energy resources.*

The project does not conflict with the above policies. Any impact will at most be less than significant.

15. 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION:

(a-d) 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 above classifications, it appears that the project site would be considered a Class I or Class II scenic resource. The project site is “subject to significant amounts of public exposure, especially in foreground and middleground zones (i.e., along State or U.S. highways)” as the project site is located adjacent to U.S. Highway 395 between Reno and Susanville. However, the project site and surrounding area has “scenic value relatively common to the region,” which would indicate a Class II resource.

In any case, the proposed project would not substantially damage scenic resources, including trees, rock outcroppings, or historic buildings within a state scenic highway. The project site is adjacent to an existing gas station, and proposed development would only take up 6.76 acres. Because of its proximity to the existing gas station, and the requirements of Lassen County code, it would not significantly increase adverse impacts to views due to additional light or glare.

All proposed lighting is subject to 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.

With the mitigations described below, the proposed project is unlikely to have a substantial adverse effect on a scenic vista and is also unlikely to substantially degrade the existing visual character or quality of the site and its surroundings. The project is subject to the design review process and shall comply with Implementation Measure 2, Section IV, Subsection J (*Aesthetics & Noise*) of the *Hallelujah Junction Area Plan, 1984*, as described under the “Land Use and Planning” section above. Mitigation measures will also be implemented to require that all RVs and/or park models visiting or located on the project site be properly registered and in operable condition; that natural vegetation be maintained wherever possible and vegetation screens be planted if necessary to make improvements blend with the landscape; that the project site, including parking areas, be landscaped using plants and materials compatible with and appropriate to the surrounding landscape; that all lighting, exterior and interior, be designed and located so as to confine direct lighting to the premises; and that all proposed signage comply with Lassen County Code Chapter 18.106 *Sign Regulations*, including Section 18.106.020(9), which outlines specific provisions for signs in the C-H zoning district, and Section

18.106.040(5), which states, “Signs shall be softly lighted and shall not blink, oscillate, rotate, pulse or be otherwise animated.”

For the above reasons, the proposed project, as mitigated, will have a less than significant impact to the aesthetic quality of the environment.

16. 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 Cultural Research Associates to conduct a Phase 1 Archaeological Survey for the proposed project site, which resulted in a negative survey report, prepared by Lori Harrington. The survey took into account information from a records search conducted by the Northeast Information Center of the California Historical Resources Information System, located in Chico, CA, which was negative for recorded resources within or adjacent to the project location. A pedestrian survey, which entails the inspection of all land surfaces that can be reasonably expected to contain cultural resource remains without major modification of the land surface, was performed on June 7, 2021, and was negative for any cultural materials. Due to the highly disturbed nature of the area, the project is considered to have a very low cultural sensitivity. The report concluded that no mitigation measures are considered necessary for this project at this time.

- (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 2020 CEQA Guidelines), and therefore, the project will not have a substantial, adverse effect on any historical resources.

- (b) Section 15064.5(c) of the 2020 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 on 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 2020 CEQA Guidelines. There are no known unique archaeological resources at the project site or any known archaeological resource that is also a historical resource as described above.

- (c) There are no known unique paleontological resources or sites or unique geologic features present at the site.
- (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 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.

17. TRIBAL CULTURAL RESOURCES

Would the project cause a substantial adverse change in the significance of a tribal cultural resources, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape, that is geographically defined in terms of the size and scope of the landscape, sacred place or object with cultural value to a California Native American tribe, and that is:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(a,b) The California Native American tribes that are traditionally and culturally affiliated with the project area received the Notice of Early Consultation for this project (and tribes that have requested consultation were also consulted with pursuant to California Assembly Bill 52 [codified at Public Resources Section 21080.3.1 et seq.]), but no tribes responded to any consultation. Adequate conditions will be in place to ensure that if any such resources are found during construction or operation of the RV park, the appropriate tribes will be contacted and appropriate measures will be taken. Please see Section 14 above, titled “Cultural Resources,” for more information.				

18. 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 checked="" type="checkbox"/>	<input 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?

DISCUSSION:

(a,b) 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. Any population induced on account of the proposed project is expected to be minimal.²⁹ Therefore, at most, the impact to recreational services would be less than significant.

19. 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?

²⁹ Please see Section 2 of this initial study, titled “Population and Housing,” for more information.

- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- 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])?
- d) Result in the loss of forest land or conversion of forest land to non-forest use?
- 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?

DISCUSSION:

- (a) The subject parcels are not identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the California Important Farmland Finder³⁰ of the California Department of Conservation (part of the Farmland Mapping and Monitoring Program).
- (b) The subject parcels are zoned C-H (Highway Commercial District). Therefore, the proposed project will not conflict with an existing zoning for agricultural use or a Williamson Act contract.
- (c, d) The subject parcels are zoned C-H (Highway Commercial District) and do not contain any timberland or forest land as defined by Public Resources Code Section 12220(g) or Public Resources Code Section 4526, nor any timberland zoned Timberland Production as defined by Government Code Section 51104(g).
- (e) The proposed project will not 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 (See subsections “a” and “b” above).

³⁰ California Department of Conservation. California Important Farmland Finder. Online at: <https://maps.conservation.ca.gov/DLRP/CIFF/>. Site visited on February 8, 2021.

20. 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 a potential increase due to vehicle trips and visitor generators during operation. It is difficult to estimate how often the 30-space RV park will be at capacity, and it is also difficult to speculate what percentage of occupants will be transient and use the RV park as a camping location versus a more permanent living facility. Said RV park is not likely to be a travel destination in and of itself, but merely a stop along the way to other destinations, akin to a Caltrans rest area. Any impacts are expected to be less than significant at most.

(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 established 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.

21. 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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

important examples of the major periods of California history or prehistory?

- 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.)
- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

DISCUSSION:

(a-c) Although the project has the potential to degrade the quality of the environment and cause adverse effects on human beings, either directly or indirectly, the following mitigations would reduce the potential impacts to land use, hydrology and water quality, hazards, wildfire, utilities and services, and aesthetics to a less than significant level.

Mitigation measures will be implemented to require a 100-foot setback for all development leach areas along intermittent and perennial natural drainages, including the proposed new drainage location, as approved; that leach areas be shown on the parcel map, a minimum distance of 100 feet from the approved drainage location; that the applicant secure all required approvals from the Lahontan Regional Water Quality Control Board, Lassen County Environmental Health, and the California Department of Housing and Community Development for the proposed project and its related septic system; site-specific water supply evaluations of ground water quantity and direction of movement, site-specific soils investigations on suitability for disposal of sewage or septic tank effluent as well as depth to groundwater so as not to impair water quality, and provision of an appropriate method for treating and disposing of wastewater, which has been carefully reviewed and engineered to ensure safety and reliability, if leachfield capabilities are found to be inadequate; that sewage dumping on site only be permitted for occupants of the RV park; that smoking within the proposed park only be allowed in designated areas over impervious surfaces; that the conditions of the Lassen County Fire Warden's Office, related to the access, water supply, and hydrant requirements for RV parks and mobile home parks, be incorporated; that only one overhead power line be utilize to bring power to the project site, if necessary, with lines to individual powered RV sites running underground; that all RVs and/or park models visiting or located on the project site be properly registered and in operable condition; that Design Review applications be submitted and approved for all proposed development and that the design comply with Implementation Measure 2, Section IV, Subsection J (Aesthetics & Noise) of *the Hallelujah Junction Area Plan, 1984*; that natural vegetation be maintained wherever possible and vegetation screens be planted if necessary to make improvements blend with

the landscape; that the project site, including parking areas, be landscaped using plants and materials compatible with and appropriate to the surrounding landscape; that all lighting, exterior and interior, be designed and located so as to confine direct lighting to the premises; and that all proposed signage comply with Lassen County Code Chapter 18.106 *Sign Regulations*, including Section 18.106.020(9), which outlines specific provisions for signs in the C-H zoning district, and Section 18.106.040(5), which states, “Signs shall be softly lighted and shall not blink, oscillate, rotate, pulse or be otherwise animated.”

Attachment 1
Project Applications and Supporting Information



USE PERMIT APPLICATION

FILING FEE: CLASS 1 \$742; CLASS 2 \$1,350; CLASS 3 \$1,350
 and ENVIRONMENTAL HEALTH FEE: \$85
 DEPARTMENT OF PLANNING AND BUILDING SERVICES
 707 Nevada Street, Suite 5 · Susanville, CA 96130-3912
 (530) 251-8269 · (530) 251-8373 (fax) www.co.lassen.ca.us

Form must be typed or printed clearly in black or blue ink. All sections must be completed in full.
 This application consists of one page; only attach additional sheets if necessary.

FILE NO. UP 2021-052

Property Owner/s	Property Owner/s
Name: JOGINDER GONDAL & SUKHPAL GALL	Name:
Mailing Address: PO BOX 70	Mailing Address:
City, ST, Zip: CHILCOOT, CA 96105	City, ST, Zip:
Telephone: 916-812-1044 Fax:	Telephone: Fax:
Email: gondalravi@aol.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
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:	753-775 HIGHWAY 70, HALLELUJAH JUNCTION		
Deed Reference: Book: Page: Year: Doc#:			
Zoning: C-H	General Plan Designation:		
Parcel Size (acreage): 6.46 AC, 4.49 AC	Section: 11	Township: 22	Range: 17

Assessor's Parcel Number(s):	147- 030 - 019	147- 030 -018	- -
- -	- -	- -	- -

Project Description: CLIENT IS PROPOSING TO DEVELOP RV PARK WITH 30 SPACES	RECEIVED
	MAR 01 2021
	LASSEN COUNTY DEPARTMENT OF PLANNING AND BUILDING SERVICES

SIGNATURE OF PROPERTY OWNER(S): I HEREBY ACKNOWLEDGE THAT: 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.	*SIGNATURE OF APPLICANT/AUTHORIZED REPRESENTATIVE (Representative may sign application on behalf of the property owner only if Letter of Authorization from the owner/s is provided).
<i>Joginder Gondal</i> Date: 2/24/21	Date:
<i>Sukhpal Goyal</i> Date: 2/24/21	Date:

See associated process form for required attachments and instructions.



USE PERMIT PROJECT DETAIL SUPPLEMENT RECEIVED

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

JAN 14 2021

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES

FILE NO. _____

Form must be typed or printed clearly in black or blue ink. This supplement consists of three pages. Please complete the following application supplement and attach to the Use Permit Application. Answer all questions that are related to the proposed use.

1. **Proposed timeframe for the project and completion of each major phase (i.e., when structures and improvements will be completed):** Phase #1 will start May, 2021 and be completed around November, 2021.
Phase #2 will begin in May, 2022 and be completed around November, 2022.

2. **Existing use of property:** The property is vacant except for leachfields for adjacent Manager's quarters.

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

North: Vacant - possibly some grazing for Ag use

South: Gas Station, Convenience Store

East: Vacant - possibly some grazing for Ag use

West: Highway 395 and access road (Larder Way)

4. **Hours of proposed operation:** 8pm to 6pm (office) **Days of operation:** 7

5. **Number of shifts:** 2 **Number of employees:** 2 / shift

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

7. **Number of visitors/customers:** 30 max per day 200 max 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:** No existing structures on site. Proposed restroom / shower / laundry facility will be built with the size being less than 800 sf.

10. **Maximum height (in feet) of existing structures:** 0

11. **Maximum height (in feet) of proposed structures:** 20 ft max

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: There will be an approximate 800 sf rest room / shower / laundry facility constructed in Phase #1 with a total of 15 RV spaces. 15 more RV spaces will be added in Phase #2. The access driveways, additional parking spaces, and sewage disposal system will be constructed

14. Describe the topography and physical environment at and surrounding the project site: The site slopes at 0.8% toward northwest corner of property with drainage swale exiting the site towards the westerly access road. The existing store and gas station to the south have been the only development at the Highway junction

15. Describe proposed exterior lighting, including location (attach lighting diagram if applicable): There will be exterior lighting (down lighting) at the rest rooms and lighting (down) at the RV spaces meeting Title 25 Standards

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 ±4.3 acres
Quantity of cut: ±3500 cubic yards Quantity of fill: ±6500 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: ±40%

18. Number of existing parking spaces: 0 employee _____ customer
Number of proposed parking spaces: 3 employee 67 customer
Describe surfacing of parking area: AC Paving (30 RV, 30 car, 7 guest)

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: PSREC Underground Overhead
Telephone: FRONTIER Underground Overhead
Water Supply: Existing Well New Well(s) Community Water
Other _____

Sewage Disposal: Individual Septic System Community Sewer Shared Septic System

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

Solid Waste Disposal: CS WASTE

LP/Natural Gas: TBD

If an extension of utility lines is necessary, indicate which services and the distance of the extension: ±300 ft - power; ±300 ft - phone

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

High School: Fort Sage School District

Elementary School: Fort Sage School District

Fire Protection: Doyle

Community Services District: N/A

Water: N/A

Sewer: N/A

Other: N/A

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

Lassen County Public Works and Environmental Health
State of CA, HCD

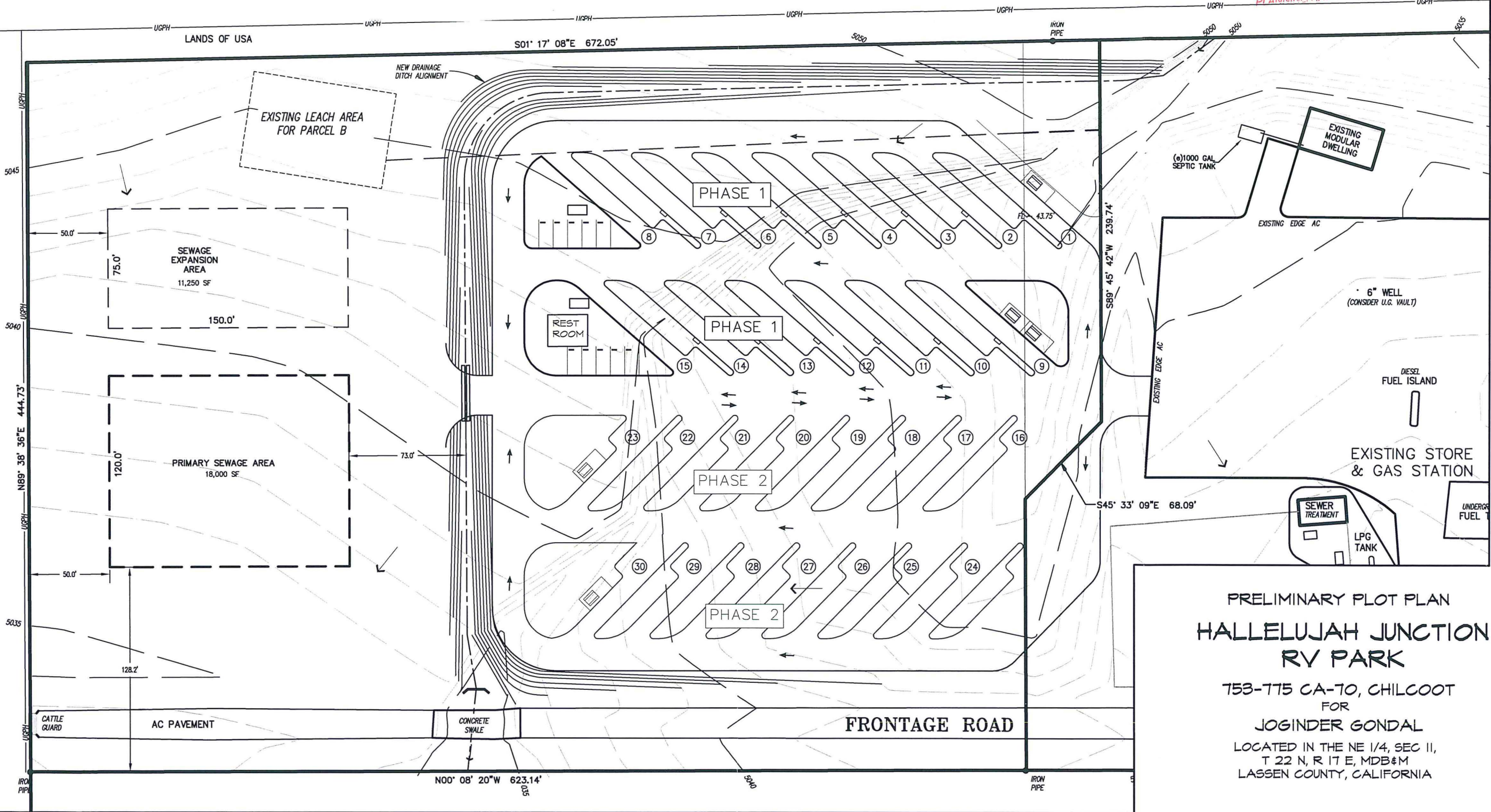


SCALE: 1"=60'

RECEIVED

JAN 14 2021

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES



PRELIMINARY PLOT PLAN
**HALLELUJAH JUNCTION
 RV PARK**

753-775 CA-70, CHILCOOT
 FOR
JOGINDER GONDAL
 LOCATED IN THE NE 1/4, SEC II,
 T 22 N, R 17 E, MDB&M
 LASSEN COUNTY, CALIFORNIA



TENTATIVE PARCEL MAP/SUBDIVISION APPLICATION

FILING FEE: \$1,600 PARCEL MAP; \$1,750 AND \$56 PER LOT SUBDIVISION and

ENVIRONMENTAL HEALTH FEE: \$85 per parcel

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
FEB 22 2021

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. Only attach additional sheets if necessary.

FILE NO. PM 2021-001

Property Owner/s	Property Owner/s
Name: SUKHPAL KAUR GAJJ	Name: JOGINDER SINGH GONDAL
Mailing Address: PO BOX 70	Mailing Address: PO BOX 70
City, ST, Zip: CHILCOOT, CA 96105	City, ST, Zip: CHILCOOT, CA 96105
Telephone: 916-812-1044 Fax:	Telephone: 916-812-1044 Fax:
Email: gonalravi@aol.com	Email: gondalravi@aol.com

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 #: RCE36929

Project Address or Specific Location: 753-775 HWY 70, CHILCOOT, HALLELUJAH JUNCTION
Deed Reference: Book: Page: Year: Doc#:
Zoning: C-H HIGHWAY COMMERCIAL
General Plan Designation:
Parcel Size (acreage): 6.76, 4.20 AC
Section: 11 Township: 22 Range: 17

Assessor's Parcel Number(s):	147 - 030 - 019	147 - 030 - 018	- -
-------------------------------------	-----------------	-----------------	-----

Subdivision (5 or more parcels created)
Number of Parcels: _____ Parcel Size Range: _____ (acres or square feet). Use: _____

Parcel Map (4 or fewer parcels created).

Parcel No. A Size: 6.76 ac (acres or square feet). Uses: UNDEVELOPED

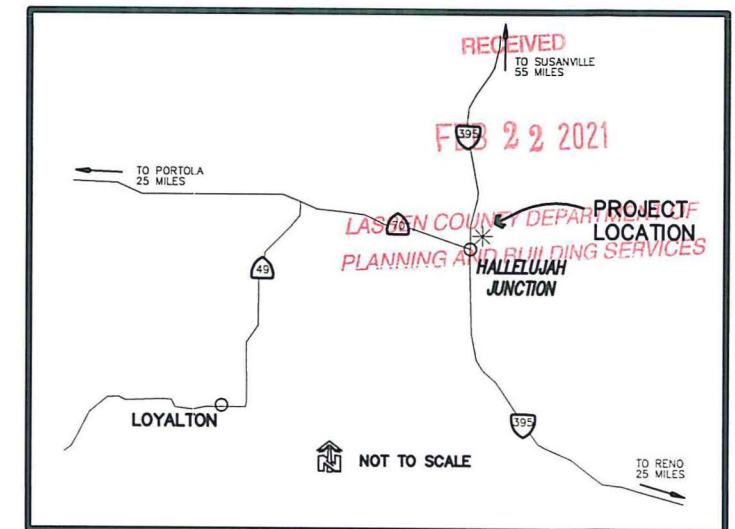
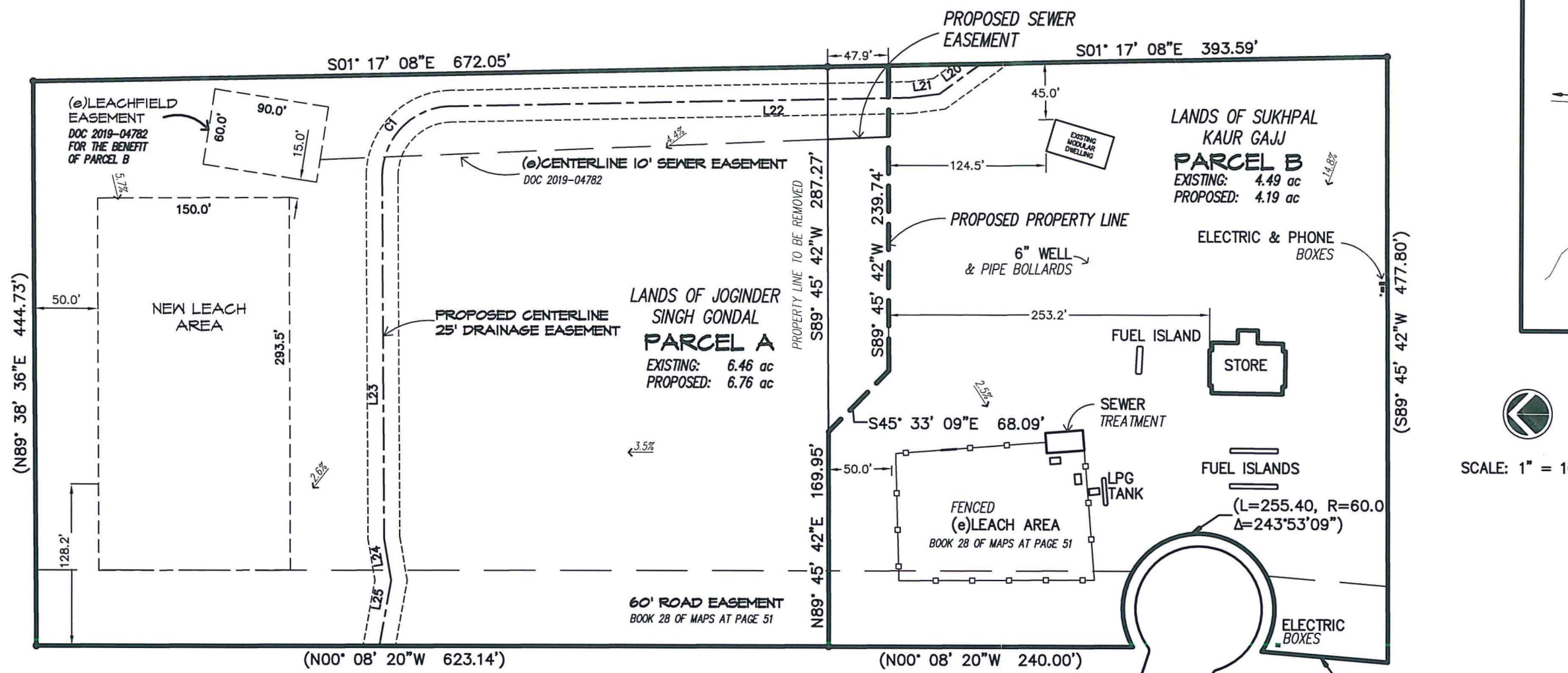
Parcel No. B Size: 4.20 ac (acres or square feet). Uses: COMMERCIAL

Parcel No. _____ Size: _____ (acres or square feet). Uses: _____

Parcel No. _____ Size: _____ (acres or square feet). Uses: _____

SIGNATURE OF PROPERTY OWNER(S): I HEREBY ACKNOWLEDGE THAT: 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.	*SIGNATURE OF APPLICANT/AUTHORIZED REPRESENTATIVE (Representative may sign application on behalf of the property owner only if Letter of Authorization from the owner/s is provided).
<u>Sukhpal Gajj</u> Date: <u>1/26/21</u>	Date: _____
<u>Joginder Singh</u> Date: <u>1/26/21</u>	Date: _____

See associated process form for required attachments.

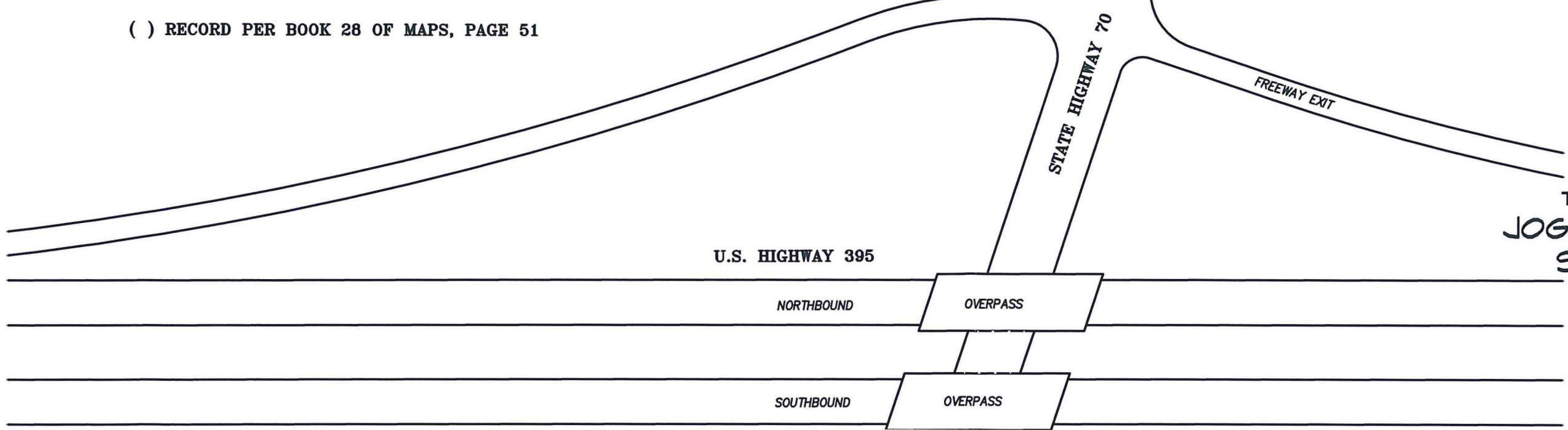


VICINITY MAP

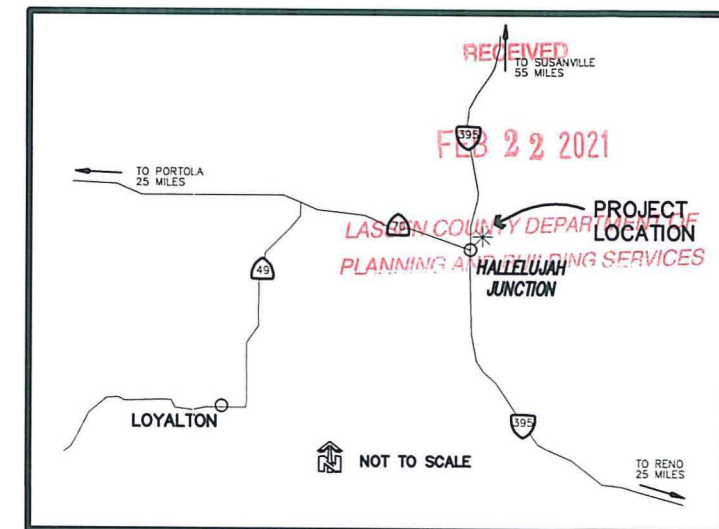
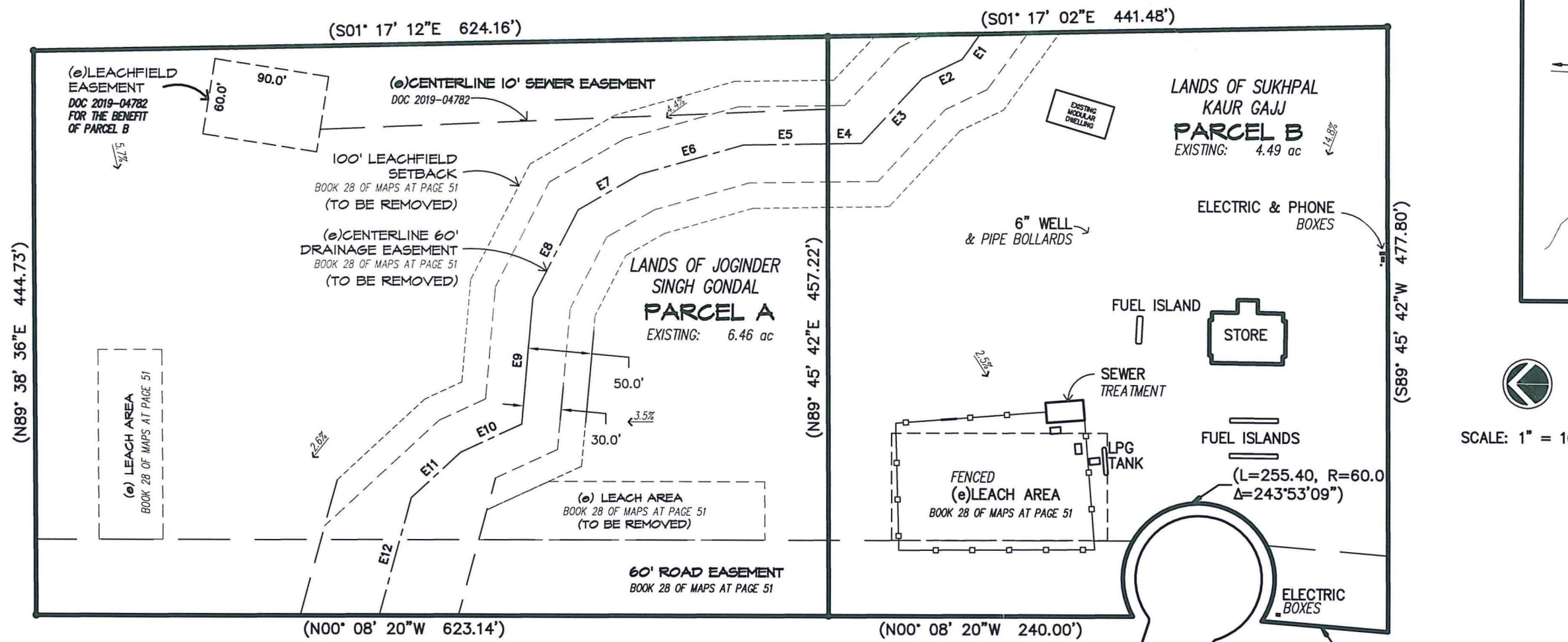
SCALE: 1" = 100'

DRAINAGE EASEMENT			
Line #/Curve #	Length	Direction/Delta	Radius
L20	40.04	S35° 59' 42"E	
L21	23.23	S07° 34' 09"E	
L22	361.95	S01° 17' 08"E	
C1	85.51	Δ=89°04'36"	55.0
L24	33.88	N80° 32' 36"E	
L25	52.67	S80° 01' 24"E	

() RECORD PER BOOK 28 OF MAPS, PAGE 51



TENTATIVE PARCEL MAP FOR
**JOGINDER SINGH GONDAL &
 SUKHPAL KAUR GAJJ**
 753-775 CA-70, CHILCOOT
 LOCATED IN THE NE 1/4, SEC II,
 T 22 N, R 17 E, MDB&M
 LASSEN COUNTY, CALIFORNIA

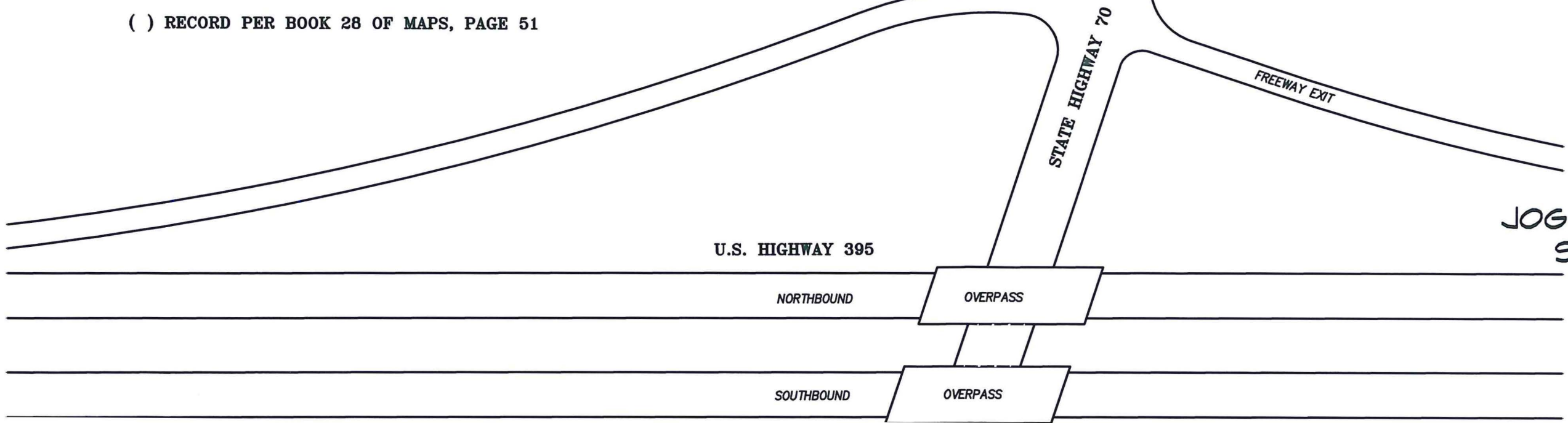


VICINITY MAP

SCALE: 1" = 100'

(e) DRAINAGE EASEMENT		
Line #	Length	Direction
E1	25.00	S54° 00' 00"E
E2	35.00	S26° 00' 00"E
E3	70.00	S47° 00' 00"E
E4	26.60	S01° 00' 00"E
E5	66.40	S01° 00' 00"E
E6	85.00	S16° 00' 00"E
E7	56.00	S30° 00' 00"E
E8	78.00	S63° 00' 00"E
E9	100.00	S85° 00' 00"E
E10	53.00	S25° 00' 00"E
E11	53.00	S43° 00' 00"E
E12	96.60	S75° 00' 00"E

() RECORD PER BOOK 28 OF MAPS, PAGE 51



EXISTING LANDS OF
JOGINDER SINGH GONDAL & SUKHPAL KAUR GAJJ
 753-775 CA-70, CHILCOOT
 LOCATED IN THE NE 1/4, SEC 11,
 T 22 N, R 17 E, MDB&M
 LASSEN COUNTY, CALIFORNIA

Attachment 2

Project Notification Letter, Pursuant to California Assembly Bill 52



County of Lassen
Department of Planning and Building Services

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

February 24, 2021

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 #2021-002, Parcel Map #2021-001 and Initial Study #2020-001, Gajj, Gondal, 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 Sukhpal Kaur Gajj and Joginder Singh Gondal, is a proposal to construct and operate a 30-space recreational vehicle park at Proposed Parcel A. To create the space needed for the RV park, the applicant proposes to relocate and expand an existing leach area, remove a separate existing leach area, and reroute the drainage easement existing on Parcels B and C, which were all approved through Parcel Map Application 1-01-90, recorded at Book 28, Pages 51 and 52 of the Official Records of Lassen County, CA.

The applicant also proposes to reconfigure the property line common to both parcels; this will be accomplished through the parcel map application, although no additional parcels will be created (Parcels B and C will be reconfigured to create Proposed Parcels A and B). The subject parcels are zoned C-H (Highway Commercial District) and have a "Commercial" land use designation per the *Hallelujah Junction Area Plan, 1984*.

The subject parcels are located just east of the intersections of Highways 395 and 70 in southern Lassen County, or just north of the Chevron gas station at said intersection. Parcel B: 147-030-018. Parcel C: 147-030-019.

Please see the attached documents for more detail regarding the project; further supporting documents are available upon request. 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.

Darrel Cruz, Director
Washoe Tribal Historic Preservation Office
February 24, 2021
Page 2 of 2

Please contact Stefano Richichi, Senior Planner, at (530) 251-8269 or srichichi@co.lassen.ca.us, with any further questions.

Sincerely,



Maurice L. Anderson,
Director

MLA:smr

Enclosures: Use Permit Application #2021-002
Parcel Map Application #2021-001
Initial Study Application #2021-001
Supporting Materials (Tentative Map and Plot Plan)
Parcel Map #1-01-90 (28 Maps 51-52)
Vicinity Map

Attachment 3
Notice of Early/Informal Consultation dated February 24, 2021



February 24, 2021

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

INFORMAL CONSULTATION NOTICE

Zoning & Building
Inspection Requests
Phone: 530 257-5263

Applicant/Owner: Sukhpal Kaur Gajj and Joginder Singh Gondal

File No.: Use Permit #2021-002, Parcel Map #2021-001, Initial Study #2021-001, Gajj, Gondal

Project: Proposal to construct and operate a 30-space recreational vehicle park at Proposed Parcel A. To create the space needed for the RV park, the applicant proposes to relocate and expand an existing leach area, remove a separate existing leach area, and reroute the drainage easement existing on Parcels B and C, which were all approved through Parcel Map Application 1-01-90, recorded at Book 28, Pages 51 and 52 of the Official Records of Lassen County, CA.

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Location: The subject parcels are located just east of the intersections of Highways 395 and 70 in southern Lassen County, or just north of the Chevron gas station at said intersection.

A.P.N.s: Parcel B: 147-030-018. Parcel C: 147-030-019

Staff Contact: Stefano Richichi, Senior Planner

The project described above is being referred to your agency for informal consultation, per Section 15063(g) of the 2021 California Environmental Quality Act Guidelines, 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 parcel map application, the initial study application, a tentative map and plot plan, and a vicinity map that depicts the location of the project. Additional materials are available through this Department upon request, as well as at the following

link: <http://www.lassencounty.org/dept/planning-and-building-services/meeting-agendas-packets-and-noticing>.

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 ensure that your comments are 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, March 26, 2021.

If you have any questions concerning the project, please contact Stefano Richichi, Senior Planner, at (530) 251-8269 or at srichichi@co.lassen.ca.us.

Sincerely,



FL Maurice L. Anderson,
Environmental Review Officer

MLA:smr

Enclosures:

- Use Permit Application #2021-002
- Parcel Map Application #2021-001
- Initial Study Application #2021-001
- Supporting Materials (Tentative Map and Plot Plan)
- Parcel Map #1-01-90 (28 Maps 51-52)
- Vicinity Map

Distribution: Supervisor Hammond (5); Sukhpal Kaur Gajj and Joginder Singh Gondal (Property Owners); NST Engineering, Inc. (Agent); Co. Assessor's Office; Co. Building Official; Co. Fire Warden/CAL FIRE; Co. Environmental Health Dept.; Lassen Co. Reg. Solid Waste Mgmt.; Co. Public Works; Co. Public Works/Road Div.; Co. Public Works/Transportation; Sheriff; Lahontan RWQCB; Dept. of Water Resources (DWR); Dept. of Fish & Wildlife: (Redding/Wendel); CA Department of Housing and Community Development; Bureau of Land Management-Carson City; Caltrans, District 2; 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 Dist.; Hallelujah Junction Fire Protection District (c/o Sierra Valley Fire District); Fort Sage Unified School District; Frontier Communications; Plumas-Sierra REC; Sierra Co. Planning Department, ATTN: Long Valley Groundwater District.

S:/PLA:/Planning/2021/UP #2021-002, PM 2021-001, Gajj, Gondal/Initial Study/Informal Consultation Notice



USE PERMIT APPLICATION

RECEIVED

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

JAN 14 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

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. 2021-002

Property Owner/s	Property Owner/s
Name: <u>Jaginder Gondal</u>	Name:
Mailing Address: <u>P.O. Box 70</u>	Mailing Address:
City, ST, Zip: <u>Chico CA 96105</u>	City, ST, Zip:
Telephone: <u>916 812 1044</u> Fax:	Telephone: Fax:
Email: <u>gondalrwi@aol.com</u>	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: <u>NST Engineering</u>
Mailing Address:	Mailing Address: <u>1495 Riverside Dr</u>
City, ST, Zip:	City, ST, Zip: <u>Susanville CA 96130</u>
Telephone: Fax:	Telephone: <u>530 251 5173</u> Fax:
Email:	Email: <u>nst@frontier.net</u> License #: <u>CE 36929</u>

Project Address or Specific Location: <u>753-775 Hwy 70, Hallelujah Junction</u>	
Deed Reference: Book: Page: Year: Doc#:	
Zoning: <u>C-H</u>	General Plan Designation:
Parcel Size (acreage): <u>0.74</u>	Section: <u>11</u> Township: <u>22</u> Range: <u>17</u>

Assessor's Parcel Number(s):	<u>147 - 030 - 019</u>	<u>147 - 030 - 018</u>	<u>-</u>	<u>-</u>
-	-	-	-	-

per NST email 2/29/21 -S

Project Description: <u>Client is proposing to develop RV Park with 30-40 spaces</u>

SIGNATURE OF PROPERTY OWNER(S): I HEREBY ACKNOWLEDGE THAT: 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.	*SIGNATURE OF APPLICANT/AUTHORIZED REPRESENTATIVE (Representative may sign application on behalf of the property owner only if Letter of Authorization from the owner/s is provided).
<u>Jaginder Gondal</u> Date: <u>12/17/20</u>	Date:
Date:	Date:

See associated process form for required attachments and instructions



USE PERMIT PROJECT DETAIL SUPPLEMENT RECEIVED

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

JAN 14 2021

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES
FILE NO. _____

Form must be typed or printed clearly in black or blue ink. This supplement consists of three pages. Please complete the following application supplement and attach to the Use Permit Application. Answer all questions that are related to the proposed use.

1. **Proposed timeframe for the project and completion of each major phase (i.e., when structures and improvements will be completed):** Phase #1 will start May, 2021 and be completed around November, 2021.
Phase #2 will begin in May, 2022 and be completed around November, 2022.

2. **Existing use of property:** The property is vacant except for leachfields for adjacent Manager's quarters.

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

North: Vacant - possibly some grazing for Ag use
South: Gas Station, Convenience Store
East: Vacant - possibly some grazing for Ag use
West: Highway 395 and access road (Larder Way)

4. **Hours of proposed operation:** 8pm to 6pm (office) **Days of operation:** 7

5. **Number of shifts:** 2 **Number of employees:** 2 / shift

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

7. **Number of visitors/customers:** 30 max per day 200 max 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:** No existing structures on site. Proposed restroom / shower / laundry facility will be built with the size being less than 800 sf.

10. **Maximum height (in feet) of existing structures:** 0

11. **Maximum height (in feet) of proposed structures:** 20 ft max

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

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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 ±4.3 acres

Quantity of cut: ±3500 cubic yards Quantity of fill: ±6500 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: ±40%

18. Number of existing parking spaces: 0 employee _____ customer

Number of proposed parking spaces: 3 employee 67 customer

Describe surfacing of parking area: AC Paving (30 RV, 30 car, 7 guest)

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.

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Telephone: FRONTIER Underground Overhead

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

Other _____

Sewage Disposal: Individual Septic System Community Sewer Shared Septic System

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

Solid Waste Disposal: CS WASTE

LP/Natural Gas: TBD

If an extension of utility lines is necessary, indicate which services and the distance of the extension: ±300 ft - power; ±300 ft - phone

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

High School: Fort Sage School District

Elementary School: Fort Sage School District

Fire Protection: Doyle

Community Services District: N/A

Water: N/A

Sewer: N/A

Other: N/A

23. List all county, state, regional or federal agencies from which a permit or approval is or may be required, including type of permit required: Lassen County Public Works and Environmental Health
State of CA, HCD



TENTATIVE PARCEL MAP/SUBDIVISION APPLICATION

FILING FEE: \$1,600 PARCEL MAP; \$1,750 AND \$56 PER LOT SUBDIVISION and ENVIRONMENTAL HEALTH FEE: \$85 per parcel

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
FEB 22 2021

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. Only attach additional sheets if necessary.

FILE NO. PM 2021-01

Property Owner/s	Property Owner/s
Name: SUKHPAL KAUR GAJJ	Name: JOGINDER SINGH GONDAL
Mailing Address: PO BOX 70	Mailing Address: PO BOX 70
City, ST, Zip: CHILCOOT, CA 96105	City, ST, Zip: CHILCOOT, CA 96105
Telephone: 916-812-1044 Fax:	Telephone: 916-812-1044 Fax:
Email: gonalravi@aol.com	Email: gondalravi@aol.com

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 #: RCE36929

Project Address or Specific Location: 753-775 HWY 70, CHILCOOT, HALLELUJAH JUNCTION			
Deed Reference: Book:	Page:	Year:	Doc#:
Zoning: C-H HIGHWAY COMMERCIAL		General Plan Designation:	
Parcel Size (acreage): 6.76, 4.20 AC		Section: 11	Township: 22 Range: 17

Assessor's Parcel Number(s):	147 - 030 - 019	147 - 030 - 018	- -
-------------------------------------	-----------------	-----------------	-----

Subdivision (5 or more parcels created)
Number of Parcels: _____ Parcel Size Range: _____ (acres or square feet). Use: _____

Parcel Map (4 or fewer parcels created).

Parcel No. A Size: 6.76 ac (acres or square feet). Uses: UNDEVELOPED

Parcel No. B Size: 4.20 ac (acres or square feet). Uses: COMMERCIAL

Parcel No. _____ Size: _____ (acres or square feet). Uses: _____

Parcel No. _____ Size: _____ (acres or square feet). Uses: _____

SIGNATURE OF PROPERTY OWNER(S): I HEREBY ACKNOWLEDGE THAT: 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.	*SIGNATURE OF APPLICANT/AUTHORIZED REPRESENTATIVE (Representative may sign application on behalf of the property owner only if Letter of Authorization from the owner/s is provided).
<u>Sukhpal Gajj</u> Date: <u>1/26/21</u>	Date: _____
<u>Joginder Singh</u> Date: <u>1/26/21</u>	Date: _____

See associated process form for required attachments.

1. Multiple (secondary) access provided for emergency fire equipment and shown on the Tentative Map:
 Yes No. Explain reason for lack of multiple access (e.g. parcels over forty acres, parcels front a publicly maintained road, etc.; see Lassen County Code Section 9.16.102): (SEE BELOW)

2. Proposed Water Source: Public System Private System
Explain EXISTING WELL FOR ADJACENT CONVENIENCE STORE / GAS STATION

3. Method of Sewage Disposal: Public System Private System
Explain NEW PRIVATE SYSTEM WILL BE RECONSTRUCTED SPECIFICALLY FOR THE RV PARK

4. List All Recorded Access and Utility Easements: DOC 2019-04782 - SEWER EASEMENT
BOOK 28, PAGE 51 - ACCESS, DRAINAGE EASEMENT

5. Does the Owner Own Other Land Near the Project Site? No Yes APN(s) _____

1. THE RV PARK WILL FRONT AN EXISTING ACCESS ROAD (LARDER WAY) AND WILL HAVE ACCESS TO CONVENIENCE STORE / GAS STATION AND TO THE CUL-DE-SAC END OF HIGHWAY 70 TO EAST OF HIGHWAY 395



Initial Study Application

JAN 14 2021

FILING FEE: \$2,000 and ENV HEALTH FEE: \$85

DEPARTMENT OF PLANNING AND BUILDING SERVICES LASSEN COUNTY DEPARTMENT OF

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

(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 three pages; only attach additional sheets if necessary.

FILE NO. 2021-001

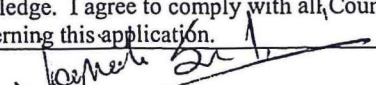
Property Owner/s	Property Owner/s
Name: JOGINDER GONDAL	Name:
Mailing Address: PO BOX 70	Mailing Address:
City, ST, Zip: CHILCOOT, CA 96105	City, ST, Zip:
Telephone: 916-812-1044 Fax:	Telephone: Fax:
Email: gondalravi@aol.com	Email:

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 #: RCE36929

Project Address or Specific Location:	753-775 HIGHWAY 70, CHILCOOT, HALLELUJAH JUNCTION		
Deed Reference: Book:	Page:	Year:	Doc#:
Zoning: C-H COMMERCIAL HIGHWAY	General Plan Designation:		
Parcel Size (acreage): 6.76	Section: 11	Township: 22	Range: 17

Assessor's Parcel Number(s):	147- 030 - 019	- -	- -
- -	- -	- -	- -

Project Description:	CLIENT IS PROPOSING TO DEVELOP A R.V. PARK WITH 30-40 SPACES

SIGNATURE OF PROPERTY OWNER(S): I HEREBY ACKNOWLEDGE THAT: 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.	*SIGNATURE OF APPLICANT/AUTHORIZED REPRESENTATIVE (Representative may sign application on behalf of the property owner only if Letter of Authorization from the owner/s is provided).
 Date: 12/26/20	Date:

Initial Study Application

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).

SEE ATTACHED

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).

SEE ATTACHED

Slope of Property:

(Approx. percentage of property having following slopes)	97	(0-8%)
	3	(9-15%)
		(16-20%)
		(over 20%)

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

LASSEN COUNTY PUBLIC WORKS AND ENVIRONMENTAL HEALTH
STATE OF CALIFORNIA, HCD, FOR RV PARK

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

Yes _____ If yes, attach. No X

List districts involved:

DOYLE FIRE DISTRICT

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

SEE ATTACHED

(Name and/or type of drainage channels)

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	
<u>X</u>	_____	1. Change in lake, stream, or other body of water or ground water quality, or alteration of existing drainage patters.
_____	<u>X</u>	2. Change in dust, ash, smoke, fumes, or odors in vicinity.
<u>X</u>	_____	3. Change in existing features of any bodies of water, live or intermittent streams, hills, or substantial alteration of ground contours.

INITIAL STUDY
SUPPLEMENTAL SHEET

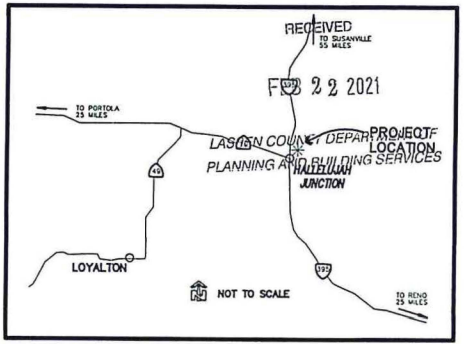
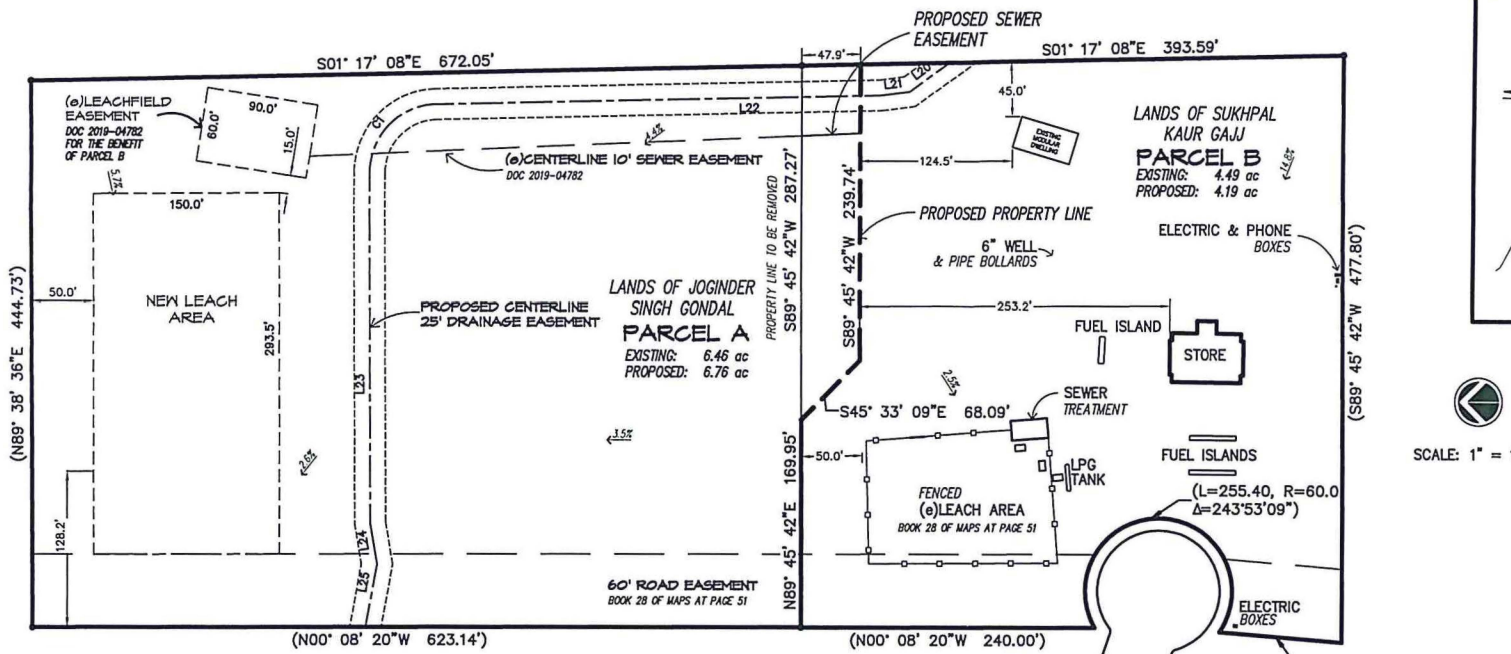
- A. THE PROJECT SITE IS 6.76 AC AND SLOPES AT A XX% TO THE NORTHWEST CORNER OF THE SITE. THE SITE IS VACANT AND HAD BEEN EXCAVATED AT THE TIME OF CONSTRUCTION OF PORTION OF HIGHWAY 395. THE SOIL IS STABLE. THE SITE IS COVERED WITH SAGE BRUSH AND GRASSES, NO TIMBER ON SITE. THERE ARE NO STRUCTURES ON THE SITE BUT LEACHFIELDS WERE INSTALLED LAST YEAR FOR A MANAGER'S RESIDENCE ON THE ADJACENT PARCEL TO THE SOUTH. THERE ARE RODENTS AND OTHER ANIMALS GOING THROUGH THE SITE IN KEEPING WITH THE HIGH DESERT CLIMATE.
- B. THERE IS VACANT PARCELS TO THE NORTH AND EAST OF THE PROJECT SITE. THE PARCELS ARE NOT BEING USED FOR AGRICULTURAL OR COMMERCIAL USES AT THIS TIME. THERE ARE SOME RESIDENTIAL HOMES TO THE NORTH. THE ACCESS ROAD AND HIGHWAY 395 ON-RAMP ARE LOCATED TO THE WEST OF THE PARCEL. THE HALLELUJAH JUNCTION CONVENIENCE STORE AND GAS STATION ARE LOCATED TO THE SOUTH AND IS THE ONLY COMMERCIAL USE ALONG HIGHWAY 395 FOR MILES.

DRAINAGE CHANNELS:

THERE IS ONE SEASONAL DRAINAGE CHANNEL THAT RUNS DIAGONALLY THROUGH THE PROJECT. THE DRAINAGE CHANNEL IS PROPOSED TO BE REROUTED ALONG THE EAST AND NORTH SIDE OF THE RV PARK.

MITIGATION MEASURES PROPOSED:

1. THE EXISTING SEASONAL DRAINAGE CHANNEL WILL BE REROUTED TO THE EASTERN PROPERTY LINE AND THEN WILL BE DIRECTED WESTERLY DOWN TO THE ACCESS ROAD. THE DRAINAGE CHANNEL WILL BE OPEN AND WILL BE CHANNELIZED IN ORDER TO SATISFY THE STORM RUNOFF. WATER QUALITY SHOULD BE BETTER AND EROSION SHOULD BE REDUCED DUE TO THE ROCKED SURFACES OF THE CHANNEL.
3. THE SITE WILL BE GRADED BUT SHOULD MIRROR THE PRESENT CONTOURS OF THE SITE EXCEPT FOR THE NEW OPEN DRAINAGE CHANNEL. SITE ALTERATION SHOULD BE LIMITED TO ABOUT 3,300 CUBIC YARDS OF CUT AND 6,000 CUBIC YARDS OF FILL.
6. THE ACCESS ROADS, RV SITES, AND DRAINAGE CHANNEL WILL REQUIRE GRADE ALTERATION, CUTS AND FILLS. AS NOTED ABOVE, THE CUTS AND FILLS SHALL BE LIMITED TO ABOUT 3,300 CUBIC YARDS OF CUT AND 6,000 CUBIC YARDS OF FILL.
11. THE LAND USE WILL BE CHANGED FROM VACANT LAND INTO A ±30-40 SPACE RV PARK. THE TRAFFIC WILL PROBABLY BE LIMITED TO ±100 TRIPS PER DAY AND THE MAXIMUM OCCUPANCY WILL BE ABOUT 80 PEOPLE.

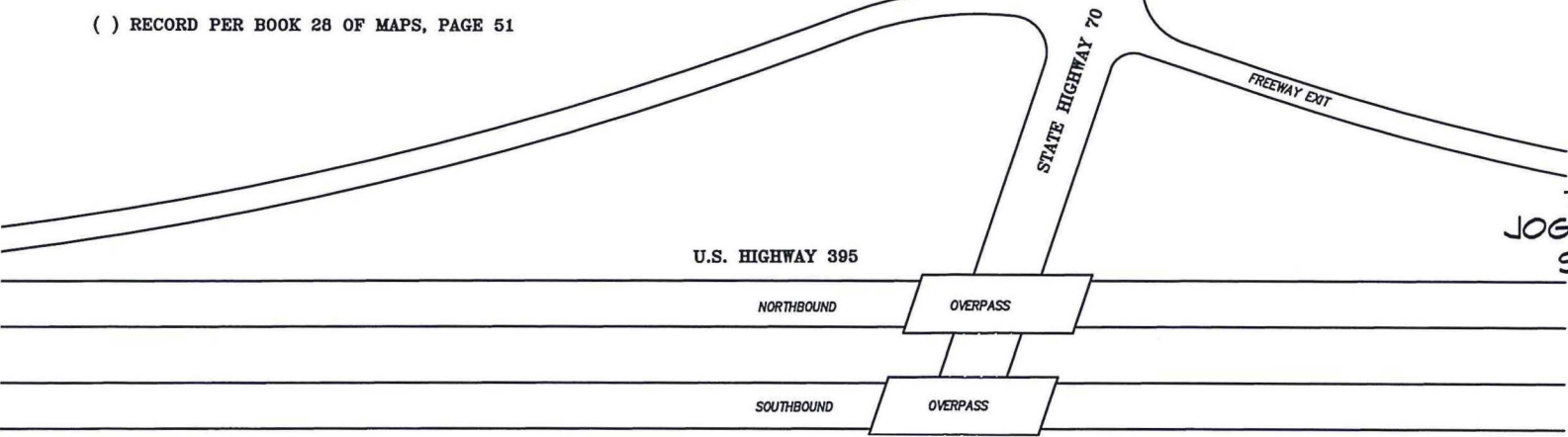


VICINITY MAP

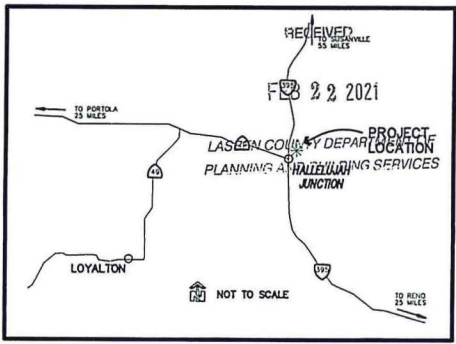
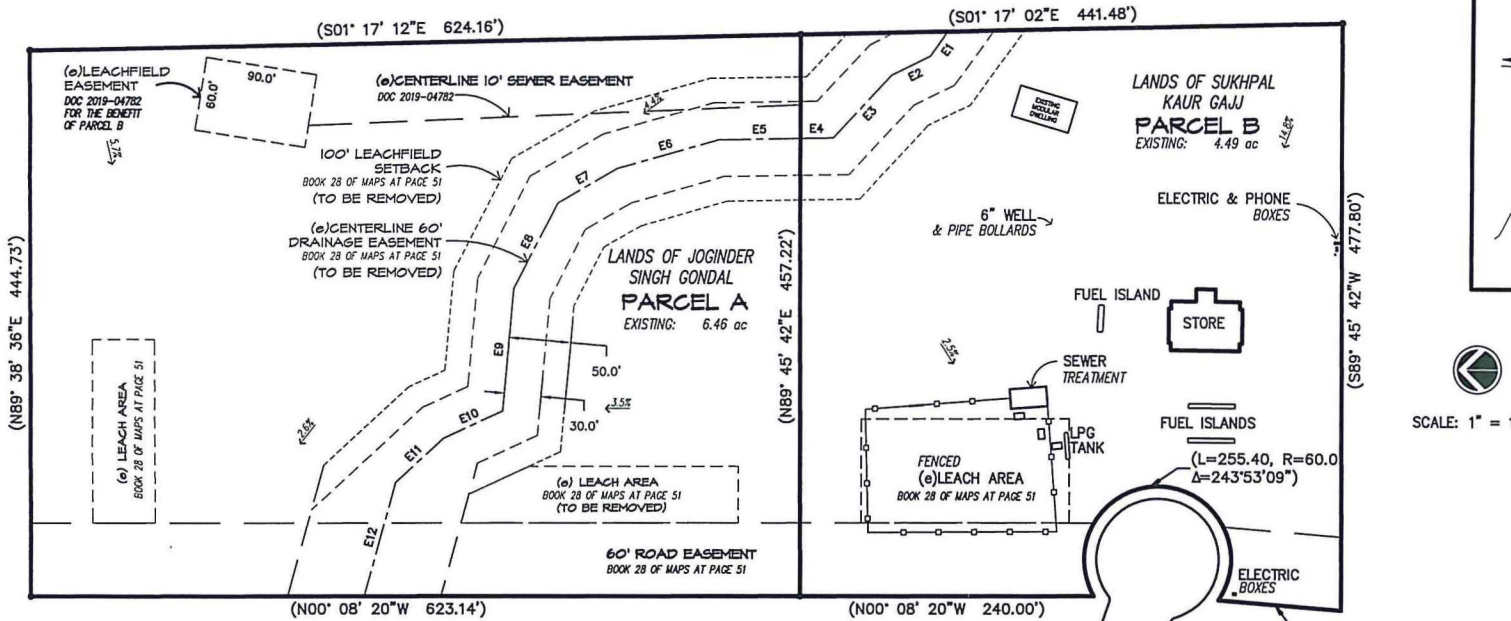
SCALE: 1" = 100'

DRAINAGE EASEMENT				
Line #/Curve #	Length	Direction/Delta	Radius	
L20	40.04	S35° 59' 42"E		
L21	23.23	S07° 34' 09"E		
L22	361.95	S01° 17' 08"E		
C1	85.51	Δ=89°04'36"	55.0	
L24	33.88	N80° 32' 36"E		
L25	52.67	S80° 01' 24"E		

() RECORD PER BOOK 28 OF MAPS, PAGE 51



TENTATIVE PARCEL MAP FOR
JOGINDER SINGH GONDAL & SUKHPAL KAUR GAJJ
 753-775 CA-70, CHILCOOT
 LOCATED IN THE NE 1/4, SEC II,
 T 22 N, R 17 E, MDB&M
 LASSEN COUNTY, CALIFORNIA

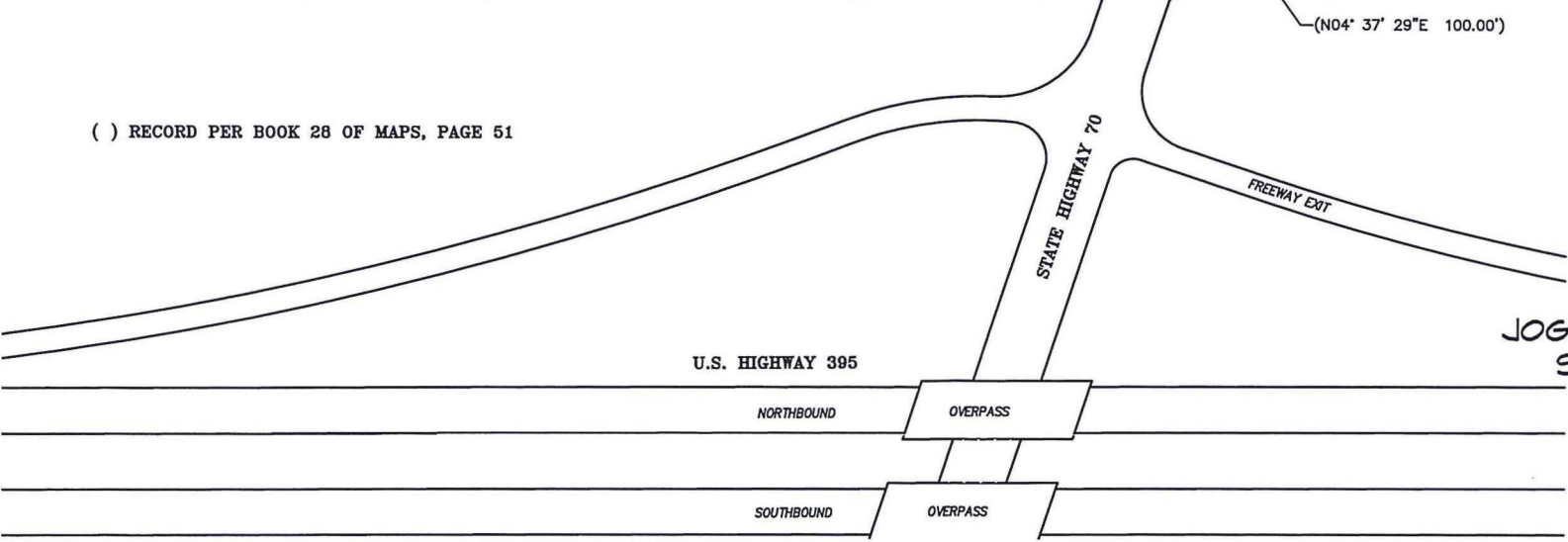


VICINITY MAP

SCALE: 1" = 100'

(e) DRAINAGE EASEMENT		
Line #	Length	Direction
E1	25.00	S54° 00' 00"E
E2	35.00	S26° 00' 00"E
E3	70.00	S47° 00' 00"E
E4	26.60	S01° 00' 00"E
E5	66.40	S01° 00' 00"E
E6	85.00	S16° 00' 00"E
E7	56.00	S30° 00' 00"E
E8	78.00	S63° 00' 00"E
E9	100.00	S85° 00' 00"E
E10	53.00	S25° 00' 00"E
E11	53.00	S43° 00' 00"E
E12	96.60	S75° 00' 00"E

() RECORD PER BOOK 28 OF MAPS, PAGE 51



EXISTING LANDS OF
**JOGINDER SINGH GONDAL &
 SUKHPAL KAUR GAJJ**
 753-775 CA-70, CHILCOOT
 LOCATED IN THE NE 1/4, SEC 11,
 T 22 N, R 17 E, MDB&M
 LASSEN COUNTY, CALIFORNIA

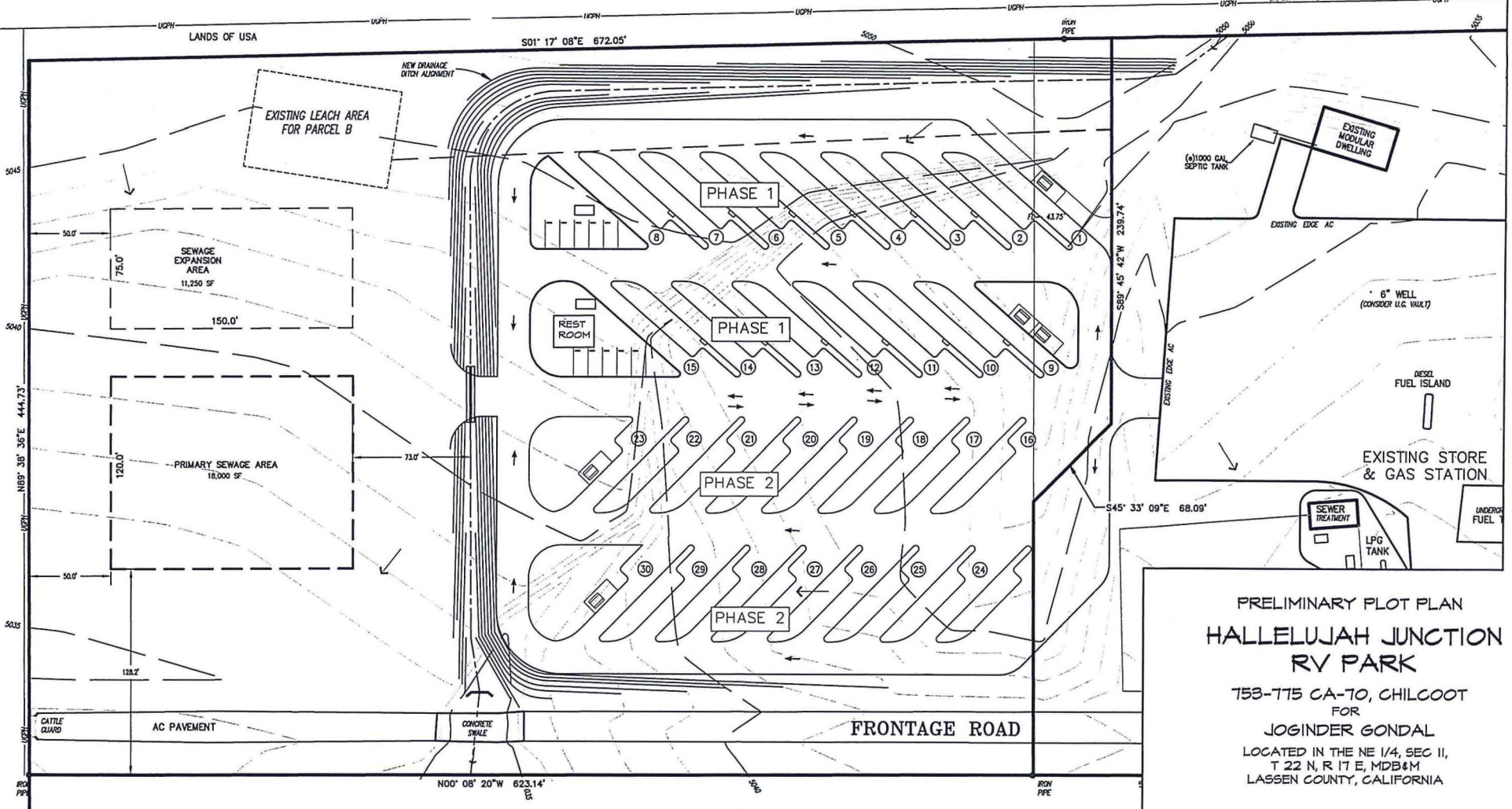


SCALE: 1"=60'

RECEIVED

JAN 14 2021

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES



**PRELIMINARY PLOT PLAN
HALLELUJAH JUNCTION
RV PARK**

753-775 CA-70, CHILCOOT
FOR
JOGINDER GONDAL
LOCATED IN THE NE 1/4, SEC 11,
T 22 N, R 17 E, MDB&M
LASSEN COUNTY, CALIFORNIA

SURVEYOR'S CERTIFICATE

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of Frank R. Turek on the 16th day of November, 1988. I hereby state that this parcel map substantially conforms to the approved tentative map or conditionally approved tentative map, if any.

PETER D. RABON, R.C.E. 29617

COUNTY SURVEYOR'S CERTIFICATE

This map conforms with requirements of the Subdivision Map Act and local ordinances.

John D. Mitchell, County Surveyor/Engineer
L.S. 3519 - R.C.E. 23869

4-23-90
Date

SUPERVISOR'S CERTIFICATE

The Lassen County Board of Supervisors approved this Parcel Map for Frank R. Turek and Karen L. Turek this 24th day of APRIL, 1990 per County Ordinance No. 475.

The right of way and/or easements offered and shown or indicated on said map were accepted on behalf of the public for road and public utility purposes and uses.

Approval of this map does not imply acceptance of the roads shown as access easements into the county maintained system and no road maintenance will be performed by the county without construction to approved county standards prior to acceptance by the Board of Supervisors.

Richard J. Whitman
Chairman of the Board of Supervisors

COUNTY TAX COLLECTOR'S CERTIFICATE

I, Beatrice Price, Tax Collector of Lassen County, certify that there are no tax liens against APN 147-030-16 as herein set forth, or unpaid State, County, Municipal or local taxes or special assessments collected as taxes, except taxes which are a lien but not yet due or payable. I estimate the latter to be in an amount not to exceed \$ 2,776.54

Stephanie Severing Asst to
Beatrice Price, Lassen County Tax Collector
4-24-90
Date

COUNTY PLANNING COMMISSION CERTIFICATE

I, Robert K. Sorvaag, Secretary of the Lassen County Planning Commission, hereby certify that Parcel Map as shown hereon is substantially the same as it appeared on the tentative map, and any alterations thereof.

Robert K. Sorvaag, Secretary
4-17-90
Date

CERTIFICATE OF HOLDER OF RECORD TITLE INTEREST AND CONSENT

We, the undersigned, hereby certify as follows:

1. We are all of the parties having any record title interest in the real property subdivided by this map, within the meaning of paragraphs 66436 and 66445 of the Government Code of California.
2. We and each of us do hereby consent to the preparation and recordation of this map.
3. We further hereby offer to dedicate all interests in the hereinafter described property to the County of Lassen, or its successor in interest, for public roadway purposes. The within offer of dedication shall remain in full force and effect, notwithstanding any rejection thereof or failure to accept by the County of Lassen or its successors in interest may, at any time whatsoever, rescind such rejection and/or accept said offer. The property to be dedicated herein is described as follows:

None

Frank R. Turek Karen L. Turek
Frank R. Turek Karen L. Turek
None
BY SHARIE E. GANNIER
ASSISTANT SECRETARY

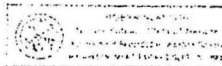
INDIVIDUAL NOTARY ACKNOWLEDGMENT

STATE OF NEVADA SS:
COUNTY OF WASHOE

On this 24th day of December, 1989, before me, the undersigned, a Notary Public in and for said state, personally appeared FRANK R. TUREK and KAREN L. TUREK, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument, and acknowledged to me they executed it.

WITNESS my hand and official seal.

Signature Robin Slayton
Printed Name ROBIN SLAYTON



COUNTY RECORDER'S CERTIFICATE

Filed this 24th day of APRIL, 1990 at 1:00 p.m. in book 28 of maps at pages 51 & 52 at the request of Frank Turek.
Fee \$ 8.00 PP File No. 2358

P.J. Ithurnburn
P.J. Ithurnburn, Lassen County Recorder

ARCHAEOLOGICAL NOTE

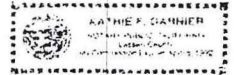
In the event that any archaeological or cultural resources are discovered or found during construction or any ground disturbing activities in association with this project, such work is to be halted in the immediate area of the discovery until a qualified archaeologist is consulted to determine its significance and recommend appropriate mitigation measures.

CORPORATE NOTARY ACKNOWLEDGEMENT

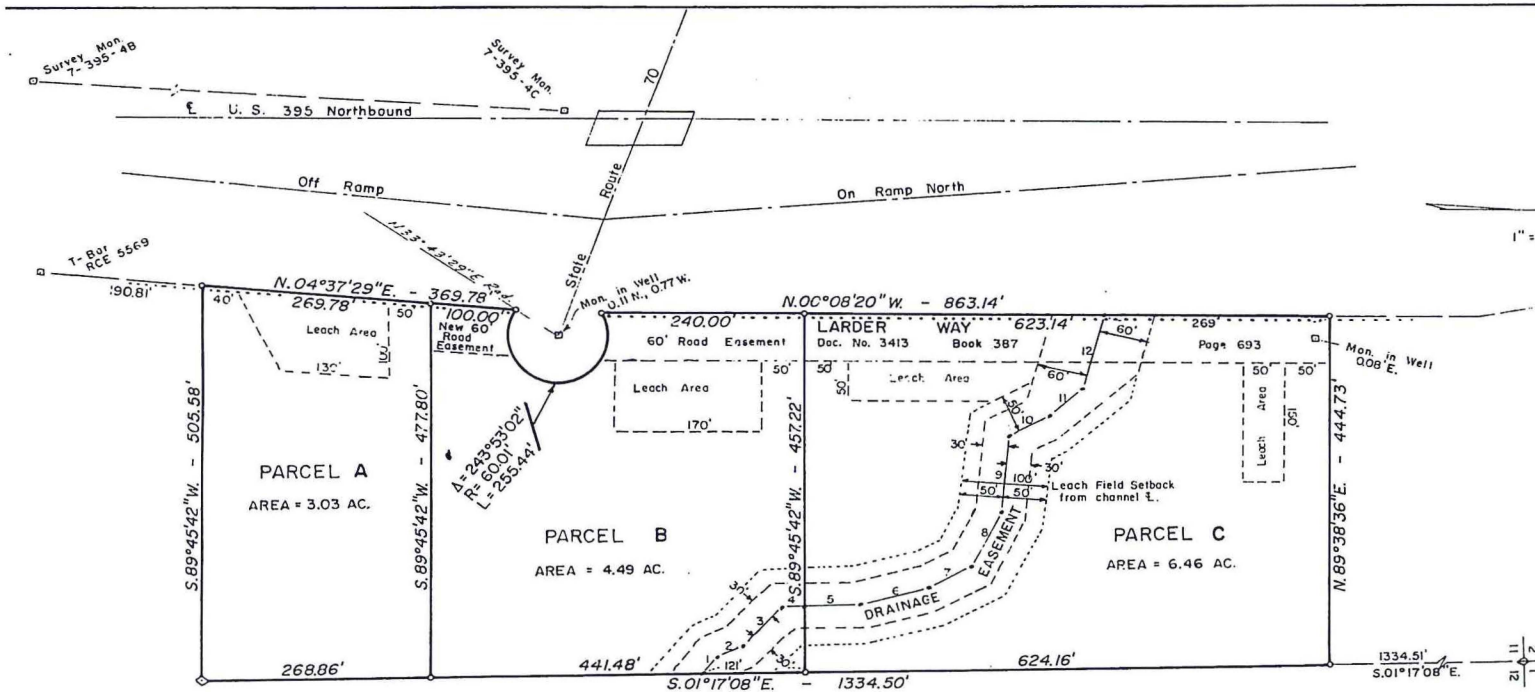
State of California ss.
County of Lassen

On this 19th day of April, 1990, before me the undersigned, a Notary Public in and for said state, personally appeared SHARIE E. GANNIER personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as ASSISTANT SECRETARY on behalf of the corporation therein named and acknowledged to me that such laws or a resolution of its board of directors.

Signature Sharie E. Gannier
Printed Name SHARIE E. GANNIER



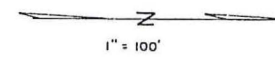
P. M. - 1 - 01 - 90
PARCEL MAP FOR
FRANK R. and KAREN L. TUREK
IN THE NE 1/4 SEC. 11, T. 22 N., R. 17 E., M. D. M.
LASSEN COUNTY, CALIFORNIA



BEARING SOURCE

Basis of Bearings for this parcel map is Record of Survey by Webster Engineering filed in Book 25 Page 40.

Highway data from a Record of Survey by State of California Department of Transportation, Sheet 7 of 8, Map No. 05891M.512, filed in District 02 headquarters.



LEGEND

- ◊ Found Aluminum Cap Monument LS 4976
- Found Monument as noted
- Set 5/8" Rebar with Cap RCE 29617.
- Access Control Line
- No points set on E of Drainage Easement

ARCHAEOLOGICAL NOTE

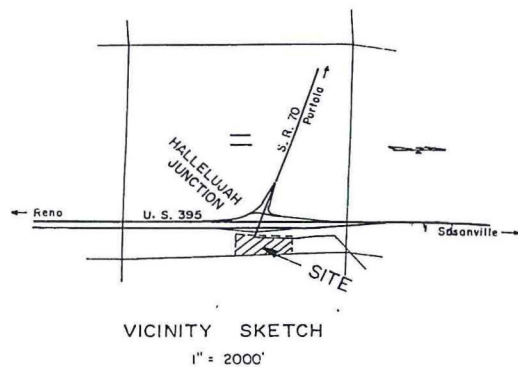
In the event that any archaeological or cultural resources are discovered or found during construction or any ground activities in association with this project, such work is to be halted in the immediate area of the discovery until a qualified archaeologist is consulted to determine its significance and recommend appropriate mitigation measures.

NOTE

All structures to be set 30 feet minimum from all property lines.

E DRAINAGE EASEMENT

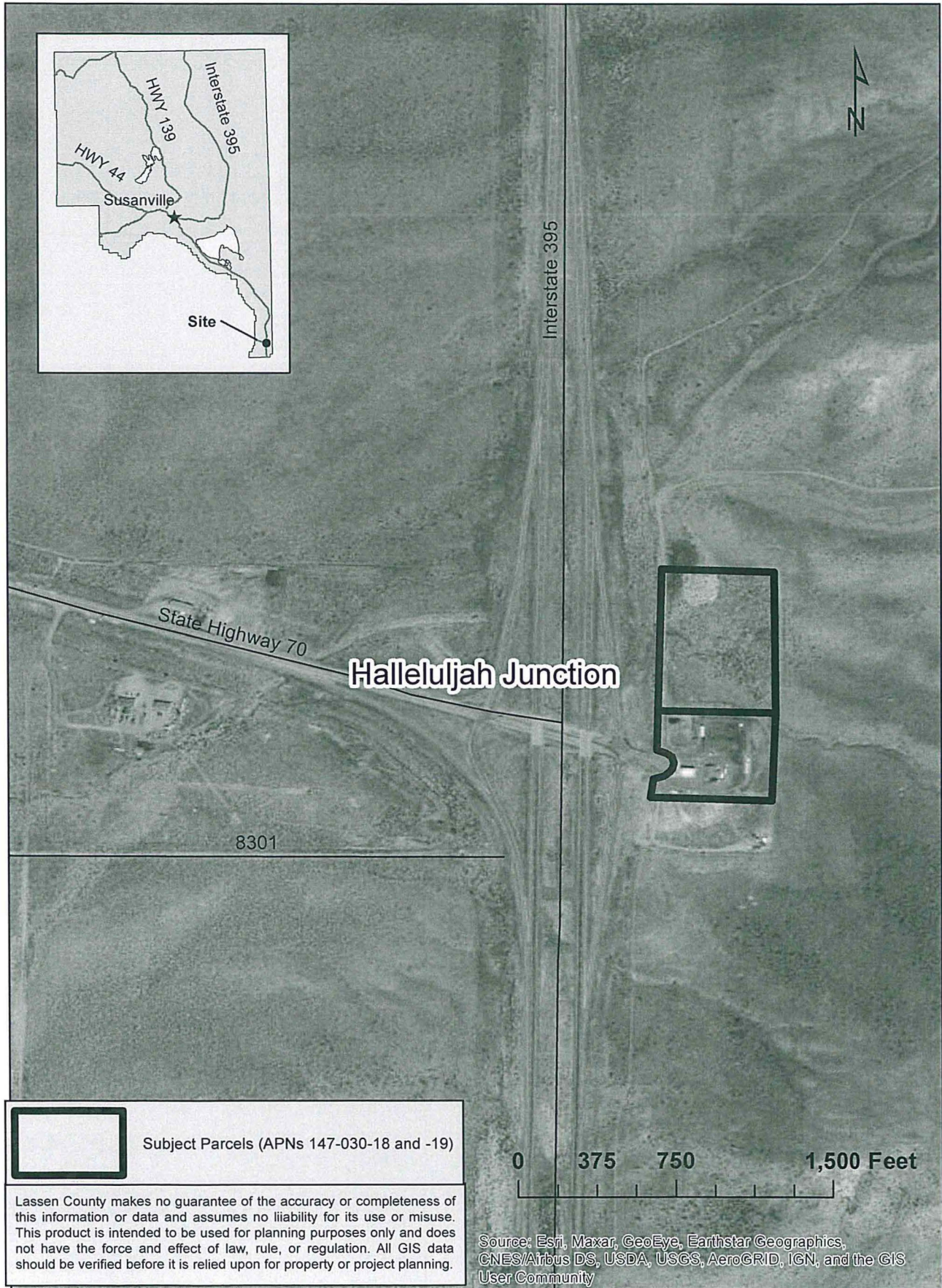
Course	Bearing	Distance
1	N.54°W.	25.0'
2	N.26°W.	35.0'
3	N.47°W.	70.0'
4	N.01°W.	26.6'
5	N.01°W.	66.4'
6	N.16°W.	85.0'
7	N.30°W.	56.0'
8	N.63°W.	78.0'
9	N.85°W.	100.0'
10	N.25°W.	53.0'
11	N.43°W.	53.0'
12	N.75°W.	96.6'




P. M. - 1, 01 - 90
 PARCEL MAP FOR
FRANK R. and KAREN L. TUREK
 IN THE NE 1/4 SEC. 11, T. 22 N., R. 17 E., M. D. M.
 LASSEN COUNTY, CALIFORNIA

BIG E, INC.
 750 W. PUEBLO ST.
 RENO, NV, 89503
 (702) 323-2622

Use Permit #2021-002, Parcel Map #2021-001, Gajj, Gondal



 Subject Parcels (APNs 147-030-18 and -19)

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.

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Attachment 4
Request for Early/Informal Consultation from the Governor's
Office of Planning and Research dated February 25, 2021

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Use Permit #2021-002, Parcel Map #2021-001, Initial Study #2021-001, Gajj, Gondal

Lead Agency: County of Lassen

Contact Person: Senior Planner Stefano Richichi

Mailing Address: 707 Nevada Street, Suite #5

Phone: (530) 251-8269

City: Susanville

Zip: 96130

County: Lassen

Project Location: County: Lassen

City/Nearest Community: Chilcoot

Cross Streets: Highways 70 and 395

Zip Code: 96105

Longitude/Latitude (degrees, minutes and seconds): 39 ° 46 ' 32.67 " N / 120 ° 2 ' 12.27 " W Total Acres: 10.95

Assessor's Parcel No.: 147-030-018 and -019

Section: 12

Twp.: 22N

Range: 17E

Base: MDB&M

Within 2 Miles: State Hwy #: 70 and 395

Waterways: Long Valley Creek

Airports: N/A

Railways: Western Pacific RR

Schools: N/A

Document Type:CEQA: NOP Early Cons Neg Dec Mit Neg Dec Draft EIR Supplement/Subsequent EIR

(Prior SCH No.) _____

Other: _____

NEPA: NOI EA Draft EIS FONSIOther: Joint Document Final Document Other: _____**Local Action Type:** General Plan Update General Plan Amendment General Plan Element Community Plan Specific Plan Master Plan Planned Unit Development Site Plan Rezone Prezone Use Permit Land Division (Subdivision, etc.) Annexation Redevelopment Coastal Permit Other: _____**Development Type:** Residential: Units _____

Acres _____

 Office: Sq.ft. _____

Acres _____

Employees _____

 Commercial: Sq.ft. _____

Acres _____

Employees _____

 Industrial: Sq.ft. _____

Acres _____

Employees _____

 Educational: _____ Recreational: 30 Unit RV Park Water Facilities: Type _____

MGD _____

 Transportation: Type _____ Mining: Mineral _____ Power: Type _____

MW _____

 Waste Treatment: Type _____

MGD _____

 Hazardous Waste: Type _____ Other: _____**Project Issues Discussed in Document:** Aesthetic/Visual Agricultural Land Air Quality Archeological/Historical Biological Resources Coastal Zone Drainage/Absorption Economic/Jobs Fiscal Flood Plain/Flooding Forest Land/Fire Hazard Geologic/Seismic Minerals Noise Population/Housing Balance Public Services/Facilities Recreation/Parks Schools/Universities Septic Systems Sewer Capacity Soil Erosion/Compaction/Grading Solid Waste Toxic/Hazardous Traffic/Circulation Vegetation Water Quality Water Supply/Groundwater Wetland/Riparian Growth Inducement Land Use Cumulative Effects Other: Informal Consultation**Present Land Use/Zoning/General Plan Designation:**

The subject parcels are zoned C-H (Highway Commercial District) and have a " Commercial " land use designation per the Hallelujah Junction Area Plan, 1984.

Project Description: (please use a separate page if necessary)

Proposal to construct and operate a 30-space recreational vehicle park at Proposed Parcel A. To create the space needed for the RV park, the applicant proposes to relocate and expand an existing leach area, remove a separate existing leach area, and reroute the drainage easement existing on Parcels B and C, which were all approved through Parcel Map Application 1-01-90, recorded at Book 28, Pages 51 and 52 of the Official Records of Lassen County, CA.

The applicant also proposes to reconfigure the property line common to both parcels; this will be accomplished through the parcel map application, although no additional parcels will be created (Parcels B and C will be reconfigured to create Proposed Parcels A and B). The subject parcels are zoned C-H (Highway Commercial District) and have a " Commercial " land use designation per the Hallelujah Junction Area Plan, 1984.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 2 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 6SLT |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # 1 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date February 25, 2021 Ending Date March 26, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>NST Engineering, Inc.</u>	Applicant: <u>Sukhpal Gajj and Joginder Gondal</u>
Address: <u>1495 Riverside Drive</u>	Address: <u>P.O. Box 70</u>
City/State/Zip: <u>Susanville, CA 96130</u>	City/State/Zip: <u>Chilcoot, CA 96105</u>
Contact: _____	Phone: <u>(916) 812-1044</u>
Phone: <u>(530) 257-5173</u>	

Signature of Lead Agency Representative:  Date: 7-25-21

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Attachment 5
State Water Resources Control Board Response to Notice of
Early/Informal Consultation dated March 8, 2021



State Water Resources Control Board

March 8, 2021

RECEIVED

Lassen County
Attn: Stefano Richichi
707 Nevada Street, Suite #5
Susanville, CA 96130
srichichi@co.lassen.ca.us

MAR 08 2021

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES

EARLY CONSULTATION FOR THE USE PERMIT #2021-002, PARCEL MAP #2021-001, INITIAL STUDY #2021-001, GAJJ, GONDAL (PROJECT); SCH NO. 2021020471

Dear Mr. Richichi:

Thank you for the opportunity to consult early on the above referenced Project pursuant to Section 15063(g) of the 2021 California Environmental Quality Act Guidelines. The State Water Resources Control Board, Division of Drinking Water (State Water Board) is responsible for issuing domestic water supply permits to public water systems administered under the Safe Drinking Water Act.

The Project as proposed will construct and operate a 30-space recreational vehicle park north of the Hallelujah Junction Market. To create the space needed for the RV park, the applicant proposes to relocate and expand an existing leach area, remove a separate existing leach area, and reroute the drainage easement existing on Parcels B and C. The new RV park would be supplied with drinking water from an existing well located on the Hallelujah Junction Market parcel.

The proposed facility would be a public water system regulated by the Division of Drinking Water, Lassen District (District). The new water system will require the District's approval prior to construction, and must first receive an operating permit issued by the District prior to opening.

The State Water Board, Division of Drinking Water is a responsible agency pursuant to CEQA. Once the environmental document is adopted/certified, please forward the following items in support of the new water system's permit application to the State Water Board, Division of Drinking Water, Lassen District Office:

- Draft and final copy of the environmental document with any comment letters received and the lead agency responses, as appropriate;
• Copy of the Mitigation Monitoring and Reporting Plan, if applicable;

E. JOAQUIN ESQUIVEL, CHAIR | EILEEN SOBECK, EXECUTIVE DIRECTOR

- Copy of the Resolution or Board Minutes adopting the environmental document; and
- Date stamped copy of the Notice of Determination filed at the Lassen County Clerk's Office and the Governor's Office of Planning and Research, State Clearinghouse.

Please contact Steve Watson at the Lassen District Office, at (530) 224-4800 or Steve.Watson@waterboards.ca.gov if you have any questions regarding permitting requirements.

Sincerely,

Wendy Pierce

Digitally signed
by Wendy Pierce
Date: 2021.03.08
09:23:00 -08'00'

Wendy Pierce
Senior Environmental Scientist
1001 I Street
Sacramento, CA 95814

cc: Office of Planning and Research, State
Clearinghouse
State.clearinghouse@opr.ca.gov

Steve Watson
Division of Drinking Water, District 2
Steve.Watson@waterboards.ca.gov

Attachment 6
California Department of Fish and Wildlife Response to Notice of
Early/Informal Consultation dated March 26, 2021



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Northern Region
601 Locust Street
Redding, CA 96001
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



March 26, 2021

Stefano Richichi, Senior Planner
County of Lassen
Department of Planning and Building Services
707 Nevada Street, Suite 5
Susanville, CA 96130-3912

Subject: Review of the Consultation Request for Use Permit #2021-002, Parcel Map #2021-001 and Initial Study #2021-001 (Gajj and Gondal), State Clearinghouse Number 2021020471, Chilcoot, Lassen County

Dear Stefano Richichi:

The California Department of Fish and Wildlife (Department) has reviewed the consultation request for the above-referenced project (Project) dated February 24, 2021. 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 (CESA) 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 section 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.

The Department has the following recommendations and comments as they pertain to biological resources:

Biological Surveys

Because the proposed Project will occur in wildlife habitat, the Department recommends biological surveys occur prior to any new construction or site modification to avoid impacts to natural resources that may occur on the site. A basic biological assessment would include botanical, wildlife, and habitat surveys (conducted at the appropriate time of the year) to determine whether focused or protocol-level surveys are warranted. The Department recommends all plant and wildlife species identified in the California Natural Diversity Database (CNDDB) and other biological resource databases (U.S. Fish and Wildlife Service, California Native Plant Society, or other pertinent references) be analyzed for the potential to occur within the Project area.

Conserving California's Wildlife Since 1870

Stefano Richichi, Senior Planner

March 26, 2021

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The CNDDDB is a positive sighting database. It does not predict where something may be found. The Department maps occurrences only where we have documentation that the species was found at the site. There are many areas of the state where no surveys have been conducted and therefore there is nothing on the map. That does not mean that there are no special status species present. The next step is to conduct surveys to document what is actually present today and submit the information on special status species to the Department and CNDDDB. All surveys should be conducted prior to approval of the Project and survey results shall be e-mailed to the Department at the R1CEQARedding@wildlife.ca.gov.

The following should be included in the biological assessment:

1. Date/time/weather conditions during the survey(s).
2. A description of the natural environment.
3. A list of common and special status plant and wildlife species as well as habitats present onsite at the time of the survey(s).
4. Rare/local/unusual species and habitats present during the survey(s).
5. A thorough assessment of rare plants and sensitive natural communities should be conducted following the Department's March 2018 *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities* (<https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959&inline>)
6. If habitat is present for special status plants or wildlife, focused species-specific surveys should be conducted at the appropriate time of year and/or time of day when the species are active or otherwise identifiable. Acceptable species-specific survey procedures should be developed in consultation with the Department and the U.S. Fish and Wildlife Service. Links to some survey procedures are provided on the Department's website (<https://wildlife.ca.gov/Conservation>). All surveys should be conducted prior to approval of the Project and survey results provided in the subsequent environmental document.
7. If any special-status species are found during surveys, the Department requests that CNDDDB forms be filled out online and submitted. Instructions for providing data to the CNDDDB can be found at: <https://wildlife.ca.gov/Data/CNDDDB/Submitting-Data>.
8. Impacts to and maintenance of wildlife corridor/movement areas and other key seasonal use areas should be fully evaluated and provided.
9. A discussion of impacts associated with increased lighting, noise, human activity, impacts of free-roaming domestic animals including dogs and cats, changes in drainage patterns, changes in water volume, velocity, quantity, and quality, soil erosion, and/or sedimentation in streams and watercourses on or near the Project site.
10. Mitigation measures for adverse Project-related impacts to sensitive plants, wildlife, and habitats should be developed and thoroughly discussed.

Stefano Richichi, Senior Planner

March 26, 2021

Page 3

Mitigation measures should first emphasize avoidance and reduction of Project impacts. For unavoidable impacts, the feasibility of on-site habitat restoration or enhancement should be discussed. If on-site mitigation is not feasible, off-site mitigation through habitat creation, enhancement, acquisition, and preservation in perpetuity should be addressed.

11. As the Project site has the potential to support aquatic, riparian, or wetland habitat, a delineation of lakes, streams, and associated riparian habitats potentially affected by the Project should be provided for agency and public review. This report should include a preliminary jurisdictional delineation including wetlands identification pursuant to the U. S. Fish and Wildlife Service wetland definition as adopted by the Department. Please note that some wetland and riparian habitats subject to the Department's authority may extend beyond the jurisdictional limits of the U.S. Army Corps of Engineers. The jurisdictional delineation should also include mapping of ephemeral, intermittent, and perennial stream courses potentially impacted by the Project. In addition to "federally protected wetlands" (see CEQA Appendix G (IV)(c)), the Department considers impacts to any wetlands (as defined by the Department) as potentially significant.

Botanical Surveys

Botanical surveys should be conducted across the entire Project site during the appropriate blooming time prior to the approval of this Project. Botanical surveys should follow the Department's March 20, 2018, *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities*, available here:

<https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959>. If no special status plant species are found during the botanical survey no other measures will be required. However, if drought conditions exist, additional pre-construction surveys may be warranted. If special status plant species are found during the botanical surveys, the plants should be marked by a qualified biologist familiar with the species. If the area can be avoided, exclusionary fencing will be placed around the plants and no pedestrian or vehicular entry shall be allowed. Botanical survey results shall be emailed to the Department at R1CEQARedding@wildlife.ca.gov.

California Endangered Species Act

Please be advised that a CESA permit must be obtained if the project has the potential to result in "take" of plants or animals listed under CESA, either during construction or over the life of the project. Issuance of a CESA Permit is subject to CEQA documentation; the CEQA document must specify impacts, mitigation measures, and a mitigation monitoring and reporting program. If the Project will impact CESA listed species, early consultation is encouraged, as significant modification to the Project and mitigation measures may be required to obtain a CESA Permit. Information on how to attain a CESA permit is available here:

<https://wildlife.ca.gov/Conservation/CESA/Permitting>

Stefano Richichi, Senior Planner
March 26, 2021
Page 4

Lake or Streambed Alteration Agreement

For any activity that will divert or obstruct the natural flow, or change the bed, channel, or bank (which includes associated riparian resources) of a river or stream, or use material from a streambed, the Department will require a Lake and Streambed Alteration (LSA) Notification, pursuant to section 1600 et seq. of the Fish and Game Code, from the applicant. Project activities, which would be subject to LSA Notification requirements, include construction of stormwater features that discharge on or over the streambank and modification of associated riparian resources growing on the bank. Issuance of an LSA Agreement is subject to CEQA. The Department, as a responsible agency under CEQA, will consider the CEQA document for the Project. The CEQA document should fully identify the potential impacts to the stream or riparian resources and provide adequate avoidance, mitigation, monitoring, and reporting commitments for completion of the agreement. To obtain information about the LSA notification process, please access our website at <https://www.wildlife.ca.gov/Conservation/LSA>.

Nesting Birds

If the Project has the potential to directly impact nesting bird habitat or indirectly disturb nesting birds through audio or visual disturbance, the Department recommends to following measures be implemented to protect nesting birds and raptors protected under FGC sections 3503 and 3503.5:

- 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 electronically to the Department at R1CEQARedding@wildlife.ca.gov.

Lighting

The Department recognizes the adverse effects that artificial lighting has on birds and other nocturnal species. The effects are numerous and include impacts to singing and

Stefano Richichi, Senior Planner
March 26, 2021
Page 5

foraging behavior, reproductive behavior, navigation, and altered migration patterns. To minimize adverse effects of artificial light on wildlife, the Department recommends that lighting fixtures associated with the Project be downward facing, fully shielded, and designed and installed to minimize photo-pollution and spillover of light onto adjacent wildlife habitat.

Trenching

If trenching will occur as a result of Project activities, it should be covered securely, or a ramp should be provided in the trench to prevent wildlife entrapment. If pipes are left out onsite, they should be inspected for animals prior to burying, capping, moving, or filling. The Department recommends a mitigation measure be developed and included in the final environmental document or project approval, if applicable.

Survey Results

If any special-status species are found during surveys, the Department requests that CNDDDB forms be filled out and sent to Sacramento and a copy of the form be sent to the Regional office at the above address. Instructions for providing data to the CNDDDB can be found at: <https://wildlife.ca.gov/Data/CNDDDB/Submitting-Data>.

If you have any questions, please contact Amy Henderson, Senior Environmental Scientist (Specialist) at (530) 598-7194, or by e-mail at Amy.Henderson@wildlife.ca.gov.

Sincerely,

DocuSigned by:
Curt Babcock
974D273FEE784E2...
Curt Babcock
Habitat Conservation Program Manager

cc: State Clearinghouse
State.clearinghouse@opr.ca.gov

Amy Henderson
California Department of Fish and Wildlife
Amy.Henderson@wildlife.ca.gov

Douglas Cushman
Senior Water Resource Control Engineer
Douglas.Cushman@waterboards.ca.gov

Habitat Conservation Planning Branch
CEQACommentLetters@wildlife.ca.gov

Attachment 7
Cultural Research Associates Phase 1 Archaeological Study
Negative Survey – Letter Report dated June 2021 (without
Appendix A – Records Search – Confidential Information)

**A Phase 1 Archaeological Study
Hallelujah Junction Use Permit, Lassen County, CA
Negative Survey – Letter Report**

Prepared by: Lori Harrington
Cultural Research Associates
295 E. 8th Street, Chico, California 95928
Telephone: 530-5210-8046 – Fax: 530-566-1657
E-mail cra_lori@sbcglobal.net

Prepared for:
Jeff Morrish
NST Engineering
1495 Riverside Drive
Susanville, Ca 96130
(530) 257-5173

June 2021

Archaeological Phase 1 Study – Hallelujah Junction Use Permit

Summary of Findings:

At the request of the NST Engineering, A Phase 1 Archaeological Survey was conducted to provide a current cultural resources study for compliance with the County of Lassen Department of Planning and Building Services Use Permit #2021-002.

The scope of work consisted of:

1. Conducting a pedestrian surface reconnaissance of the entire project area.
2. Preparing a letter report summarizing the results of the pedestrian field survey.

The project is located within a portion of the northcentral quarter of Section 11 of Township 22 North, Range 17 East, of the USGS Beckwourth Pass, California (1948/1978), 7.5 Series Quad, located at the intersection of Highways 70 and 395 (see Figure 1). The project consists of two parcels. Parcel A (N89 45' 42E" 169.95') and Parcel B (S89 45" 42W 477.80"). Highway 70 bisects the project in an east / west direction and Highway 395 bisects the project in a north / south direction.

The project vicinity lies in a major transportation corridor. There is a store/gas station, a small shed, and a manufactured home, along the east property line. All structures date to 30 years or less in age. The surrounding area consists of sage and scrub brush. The proposed project is for the development of an RV Park with associated utilities and sewage.

A records search was performed by the Northeast Information Center (NEIC) at Chico State University, Chico, California on May 26, 2021 (IC File #121-21) at the request of the Department of Water Resources and was negative for recorded resources within or adjacent to the project location.

The crew consisted of Principal Investigator, *Lori Harrington* who has a: MA in Anthropology from California State University Hayward (CSEB); 30 years of professional experience in California archaeology; certification by the Register of Professional Archaeologists [RPA], and Meets National Park Service Standards & Guidelines for Archaeology.

A pedestrian survey, which entails the inspection of all land surfaces that can reasonably be expected to contain cultural resource remains without major modification of the land surface, was performed on June 7th, 2021.

The ground was examined for artifacts (e.g., flaked stone tools, tool-making debris, stone milling tools, baked clay items, fire-affected rock), soil discoloration that might indicate the presence of a cultural midden, soil depressions, and features indicative of the former presence of structures or buildings (e.g., postholes, foundations) or historic debris (e.g., metal, glass, ceramics).

Photographs of the current project area, potential features, and items of interest were taken with a digital camera. Locational data was recorded with a handheld Garmin GPS eTrex Venture global positioning system (GPS) unit. In addition, the surrounding neighborhood was reviewed by car to check on the general topography.

The pedestrian survey was negative for any cultural materials.

Due to the highly disturbed nature of the area, the project is considered to have **very low** cultural sensitivity.

Recommendations:

No mitigation measures are considered necessary for this project at this time.

Should unanticipated cultural resources be encountered during land modification activities, work must cease, and a qualified archaeologist contacted immediately to determine appropriate measures to mitigate any adverse impacts to the discovered resources. If human remains are discovered during construction-related activities notification of the Lassen County Coroner is required. If the Lassen County Coroner determines that the discovered remains are those of Native American ancestry, then the Native American

Archaeological Phase 1 Study – Hallelujah Junction Use Permit

Heritage Commission must be notified by telephone within 24 hours. Sections 5097.94 and 5097.98 of the Public Resources Code describe the procedures to be followed after the notification of the Native American Heritage Commission.

Archaeological Phase 1 Study – Hallelujah Junction Use Permit

Purpose and Scope of the Project:

At the request of the NST Engineering, A Phase 1 Archaeological Survey was conducted to provide a current cultural resources study for compliance with County of Lassen Department of Planning and Building Services Use Permit #2021-002.

The scope of work consisted of:

1. Conducting a pedestrian surface reconnaissance of the entire project area.
2. Preparing a letter report summarizing the results of the pedestrian field survey.

Location and Project Description:

The project is located within a portion of the northcentral quarter of Section 11 of Township 22 North, Range 17 East, of the USGS Beckwourth Pass, California (1948/1978), 7.5 Series Quad, located at the intersection of Highways 70 and 395 (see Figure 1). The project consists of two parcels. Parcel A (N89 45' 42E" 169.95') and Parcel B (S89 45" 42W 477.80"). Highway 70 bisects the project in an east / west direction and Highway 395 bisects the project in a north / south direction.

The project vicinity lies in a major transportation corridor. There is a store/gas station, a small shed, and a manufactured home, along the east property line. All structures date to 30 years or less in age. The surrounding area consists of sage and scrub brush. The proposed project is for the development of an RV Park with associated utilities and sewage.

Laws, Ordinances, Regulations, and Standards:

Standards and Guidance:

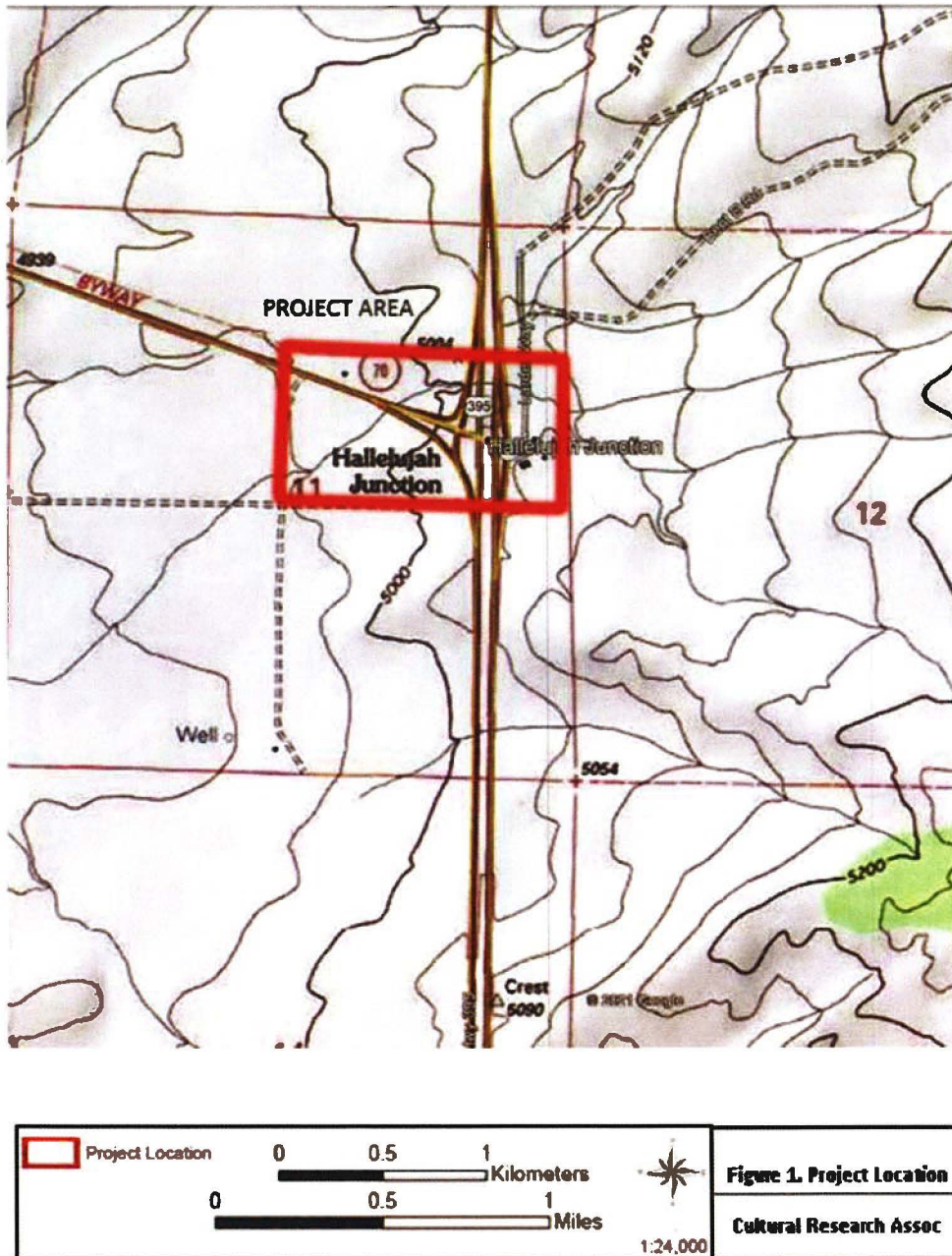
Federal and State governments offer guidance for the conduct of historic preservation activities. The Secretary of the Interior's *Standards and Guidelines for Archaeology and Historic Preservation* (1983) establishes standards for the gathering and treatment of data related to cultural resources. Guidance is also offered for compliance with Section 106 through the Advisory Council on Historic Preservation, and Section 110 Guidelines are available through the office of the Secretary of the Interior.

Report Preparation:

Lori Harrington, M.A., RPA was the Principal Investigator for this cultural resource study and the author of this report. Ms. Harrington has more than 30 years of archaeological experience in California and exceeds all requirements of the Secretary of Interior's Qualifications Standards (36 CFR Part 61; National Park Service 1983).

Archaeological Phase 1 Study – Hallelujah Junction Use Permit

Figure 1: Project Location and APE Map



Archaeological Phase 1 Study – Hallelujah Junction Use Permit

Background Research:

Record Search:

A records search was performed by the Northeast Information Center (NEIC) at Chico State University, Chico, California for Stefano Richichi (Lassen County Planning & Building Services) on May 26, 2021 (IC File #121-21). The search showed that there were no recorded resources within or adjacent to the current project area and that portions of the project area had been previously surveyed.

Field Reconnaissance Methodology:

A pedestrian survey, which entails the inspection of all land surfaces that can reasonably be expected to contain cultural resource remains without major modification of the land surface, was performed on June 7th, 2021.

Crew:

The crew consisted of Principal Investigator, *Lori Harrington* who has a: MA in Anthropology from California State University Hayward (CSEB); 30 years of professional experience in California archaeology; certification by the Register of Professional Archaeologists [RPA], and Meets National Park Service Standards & Guidelines for Archaeology.

Methodology:

Using 1 meter transects the ground was examined for artifacts (e.g., flaked stone tools, tool-making debris, stone milling tools, baked clay items, fire-affected rock), soil discoloration that might indicate the presence of a cultural midden, soil depressions, and features indicative of the former presence of structures or buildings (e.g., postholes, foundations) or historic debris (e.g., metal, glass, ceramics).

Photographs of the current project area, potential features, and items of interest were taken with a digital camera. Locational data was recorded with a handheld Garmin GPS eTrex Venture global positioning system (GPS) unit. In addition, the surrounding neighborhood was reviewed by car to check on the general topography.

Archaeological Phase 1 Study – Hallelujah Junction Use Permit

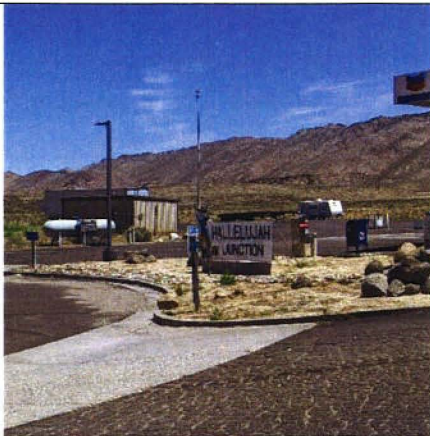


Photo 1: General project looking toward station

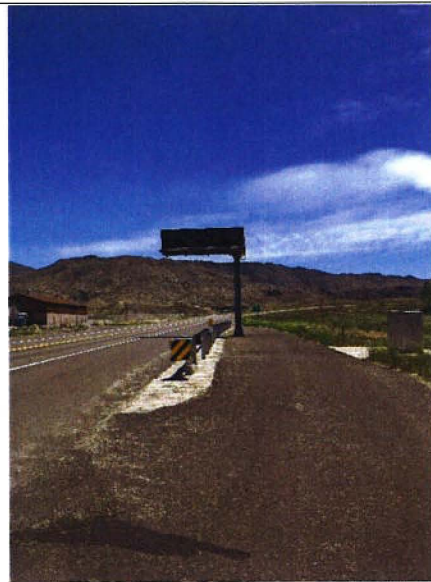


Photo 2: General project area looking east

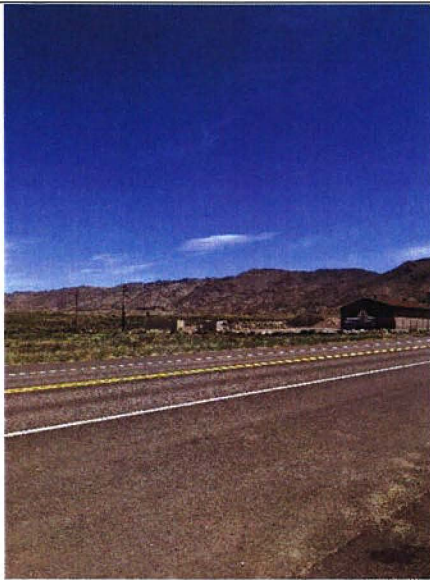


Photo 3: General project location looking south



Photo 4: General ground surface

Archaeological Phase 1 Study – Hallelujah Junction Use Permit

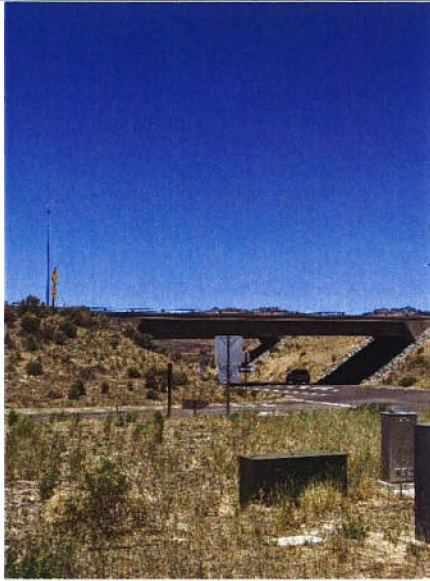


Photo 5: Freeway intersection

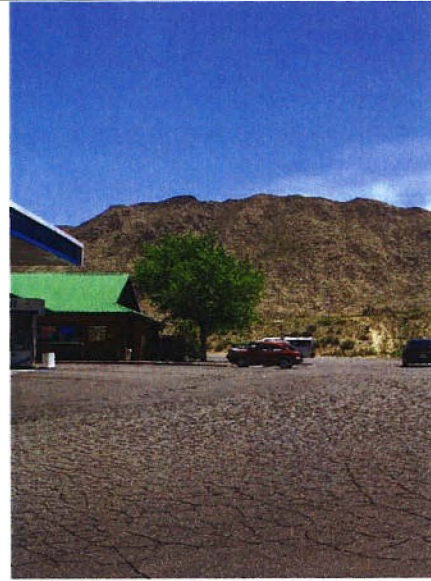


Photo 6: Built environment (Gas Station) looking east

Results:

The pedestrian survey was negative for cultural resources. The project area shows evidence of previous development and disturbance due to the highway system and recent (within the last 30 years) development for the market/gas station and supportive buildings, parking lots and utilities. All structures on the property are less than 50 years old and are not considered to have any historical significance.

Potential for Subsurface Archaeological Deposits:

Cultural sensitivity for this project area is considered *very low* for both historic and prehistoric resources.

Recommendations:

Based on the results of the records search, field survey, and assessment of potential direct or indirect Project impacts, CRA has no mitigation recommendations for this project.

Should unanticipated cultural resources be encountered during land modification activities, work must cease, and a qualified archaeologist contacted immediately to determine appropriate measures to mitigate any adverse impacts to the discovered resources. If human remains are discovered during construction-related activities notification of the Lassen County Coroner is required. If the Lassen County Coroner determines that the discovered remains are those of Native American ancestry, then the Native American Heritage Commission must be notified by telephone within 24 hours. Sections 5097.94 and 5097.98 of the Public Resources Code describe the procedures to be followed after the notification of the Native American Heritage Commission.

Archaeological Phase 1 Study – Hallelujah Junction Use Permit

APPENDIX A – Record Search (Confidential Information)

Archaeological Phase 1 Study – Hallelujah Junction Use Permit

