

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2021020471

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

Lead Agency: County of Lassen

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Project Location: Chilcoot (nearest community) Lassen
City *County*

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The proposed project, without mitigation, could result in potentially significant effects to land use, hydrology and water quality, hazards, wildfire, utilities and services, and/or aesthetics.

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 (compliance with Lassen County Code sections 9.16.370, 9.16.390, and 9.16.400), be incorporated; that only one overhead power line be utilized 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."

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If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

Air Resources Board, Caltrans District #2, Dept. of Conservation, Dept. of Fish & Wildlife Region #1, Dept. of Forestry and Fire Protection, Dept. of Housing & Community Development, Native American Heritage Commission, Office of Historic Preservation, Dept. of Parks & Recreation, Public Utilities Commission, Regional WQCB #6, Natural Resources Agency, Dept. of Toxic Substances Control, Dept. of Water Resources, SWRCB: Division of Drinking Water