

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: UP/RZ/GPA/IS#22-009, THOMPSON FAMILY TRUST, 70 SPACE RV PARK.

Lead Agency: City of Susanville Contact Person: Kelly Mumper, City Planner
 Mailing Address: 66 North Lassen Street Phone: 530-252-5104
 City: Susanville Zip: 96130 County: Lassen

Project Location: County: Lassen City/Nearest Community: Susanville
 Cross Streets: Johnstonville Road and Skyline Road Zip Code: 96130
 Longitude/Latitude (degrees, minutes and seconds): 40 ° 24 ' 36.02" N / 120 ° 37 ' 35.02" W Total Acres: 10.19
 Assessor's Parcel No.: 116-470-018-000 Section: 29 Twp.: 12 Range: 4 Base: MDM
 Within 2 Miles: State Hwy #: 395 Waterways: Susan River/ Jensen Slough
 Airports: None Railways: None Schools: Lassen High School/McKinley Elementary

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. 4250 Acres _____ Employees² _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

C-M (Commercial Light Industrial Zoning District) with a General Plan designation of "Light Industry or Business Park" pursuant to the City of Susanville General Plan 1990-2010.

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

The applicant is proposing a 70 space RV Park on a 10.19-acre parcel that is currently zoned C-M (Commercial Light Industrial Zoning District) with a General Plan designation of "Light Industry or Business Park" pursuant to the City of Susanville General Plan 1990-2010. Approximately 1.28 acres of the subject parcel is zoned O-S (Open Space) and while still a part of the project is not proposed to be rezoned because the land use classification is already acceptable for an RV Park with a Use Permit. The bulk of the project proposal requires a rezone and general plan amendment application which if approved would rezone the subject parcel from C-M to C-2 (General Commercial Shopping Center District) with a General Plan designation of General Commercial/ Shopping Center. The subject parcel has an Assessor's Parcel Number (APN) 116-470-018-000 and is located on Bella Way approximately 950 feet northwest of the intersection of Skyline Road and Johnstonville Road in Susanville CA. The subject parcel is bordered by the Jensen Slough to on the western portion of the parcel and adjacent to Western Nevada Supply Company to the south and JW Wood Company to the west.

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".

- | | |
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| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" 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 checked="" type="checkbox"/> Parks & Recreation, Department of |
| <input 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 # 6 |
| <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 checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # | <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 type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | Other: _____ |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input 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 October 31, 2022 Ending Date December 31, 2023

Lead Agency (Complete if applicable):

Consulting Firm: <u>City of Susanville Planning Department</u>	Applicant: <u>Thompson Family Trust</u>
Address: <u>66 North Lassen Street</u>	Address: <u>26810 Pittville Totten Road</u>
City/State/Zip: <u>Susanville CA 96130</u>	City/State/Zip: <u>McArthur, CA 95056</u>
Contact: <u>Kelly Mumper, City Planner</u>	Phone: _____
Phone: <u>530-252-5104</u>	

Signature of Lead Agency Representative: _____

Kelly Mumper

Date: 2/7/2023

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