

CITY OF SUSANVILLE
Project Review and Consultation
Project: UP/RZ/GPA/IS#22-009, THOMPSON FAMILY TRUST, 70 SPACE RV PARK

DISTRIBUTION LIST: The City of Susanville is distributing this form on October 21, 2022, for project review and consultation to the agencies checked below:

STATE AND REGIONAL AGENCIES:

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Dept. of Fish and Game | <input checked="" type="checkbox"/> Department of Water Resources | <input checked="" type="checkbox"/> Bureau of Land Management |
| <input checked="" type="checkbox"/> Lahontan RWQCB | <input checked="" type="checkbox"/> Caltrans District 2 Encroachment Division (Redding) | <input checked="" type="checkbox"/> Office of Historic Preservation |

LOCAL AGENCIES:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Office of Education | <input checked="" type="checkbox"/> Lassen High School | <input checked="" type="checkbox"/> Susanville School District |
| <input checked="" type="checkbox"/> SSD (sewage disposal) | <input checked="" type="checkbox"/> C & S Waste Solutions (garbage) | <input checked="" type="checkbox"/> Frontier Communication (phone) |
| <input checked="" type="checkbox"/> LMUD (electric utility) | <input checked="" type="checkbox"/> Zito Media (cable tv) | <input type="checkbox"/> Susanville Rancheria |
| <input checked="" type="checkbox"/> Lassen County Planning | <input checked="" type="checkbox"/> Lassen County Administration | <input type="checkbox"/> Lassen County Health Department |
| <input type="checkbox"/> U.S. Postmaster | <input checked="" type="checkbox"/> Lassen Co. Transportation Committee | <input type="checkbox"/> Lassen Co. Air Pollution Control |

CITY OF SUSANVILLE:

- | | | | |
|---|---|--|---|
| <input checked="" type="checkbox"/> City Administration | <input checked="" type="checkbox"/> Building Department | <input checked="" type="checkbox"/> Engineering | <input checked="" type="checkbox"/> Fire Department |
| <input checked="" type="checkbox"/> Public Works Department | <input checked="" type="checkbox"/> Police Department | <input type="checkbox"/> Parks & Recreation Department | |

OTHER:

- | | |
|---|---|
| <input type="checkbox"/> CA Department of Housing (Mobile Home Parks) | <input type="checkbox"/> Historic Uptown Susanville Association |
|---|---|

EXPLANATION: The City of Susanville is soliciting your written comments regarding Use Permit, Rezone, General Plan Amendment, Initial Study# 22-009.

PROJECT DESCRIPTION: UP/RZ/GPA/IS#22-009, THOMPSON FAMILY TRUST, 70 SPACE RV PARK. 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 project proposal also includes accessory buildings. Specifically, a 900- square- foot bathroom and shower facility, and a 4,250- square- foot office, laundry room, recreation room, and restroom facility. 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 on the western portion of the parcel, adjacent to Western Nevada Supply Company to the south and JW Wood Company to the west.

The application and site plan are attached.

ENVIRONMENTAL REVIEW STATUS: Although the original EIR for the *City of Susanville General Plan 1990-2010* analyzed more intense impacts for the subject parcel, City staff feels that early consultation to appropriate agencies is still necessary prior to an environmental determination. Please consider this early consultation packet and have comments returned to the City of Susanville Planning Department no later than November 21, 2022. CEQA is to be determined pending early consultation feedback/responses.

DEADLINE: Please submit your written comments on the provided form regarding the above-described project to the City of Susanville at the address listed below by **November 21, 2022**. Your comments must be received by this time to be considered in the analysis for the project.

LEAD AGENCY INFORMATION

City of Susanville, Planning Department
66 N. Lassen Street
Susanville, CA 96130-3904

CONTACT PERSON

Kelly Mumper, City Planner
Phone: (530) 252-5118
Fax: (530) 257-4725



PLANNING APPLICATION

TYPE OR PRINT CLEARLY

Applicant THOMPSON FAMILY TRUST	Street Address 26810 PITTVILLE TOTTEN RD, MCARTHUR, CA 95056	City MCARTHUR	Zip Code 95056	Day Phone ()
Representative (if any) NST ENGINEERING, INC	Street Address 1495 RIVERSIDE DR., SUSANVILLE, CA 96130	City SUSANVILLE	Zip Code 96130	Day Phone (530) 257-5173
Property Owner	Street Address	City	Zip Code	Day Phone ()
Correspondence to be sent to: <input checked="" type="checkbox"/> Applicant <input checked="" type="checkbox"/> Representative <input type="checkbox"/> Owner				

Project Address BELLA LANE			Assessor's Parcel No. 116-470-018
Existing Land Use VACANT	Site Acreage 10.19	Zoning C-M	General Plan
Description of proposed project (attach sheets if necessary) REZONE AND GENERAL PLAN AMENDMENT TO CONSTRUCT A ±70 UNIT RV PARK			

Applicant/Representative: I have reviewed this application and the attached materials. The provided information is accurate. Signed <u>[Signature]</u> Date <u>8/16/22</u>	Property Owner/Authorized Agent: I have read this application and consent to its filing. Signed <u>[Signature]</u> Date <u>8/16/22</u>
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TYPE OF APPLICATION	<input type="checkbox"/> Abandonment <input type="checkbox"/> Administrative Permit <input checked="" type="checkbox"/> Architectural & Site Plan Review <input type="checkbox"/> Amendment/Appeal <input type="checkbox"/> Design Review <input checked="" type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Home Occupation Permit <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Other _____ <input type="checkbox"/> Parcel Map <input type="checkbox"/> Planned Development District <input checked="" type="checkbox"/> Rezoning	<input type="checkbox"/> Specific Plan <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Use Permit <input type="checkbox"/> Time Extension: Expiration Date _____ <input type="checkbox"/> Zone Variance
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REQUIRED SUPPLEMENTAL INFORMATION	<input checked="" type="checkbox"/> Reproducible Site Plan; Use Permit, Administrative Permit, Site Plan Review, Variance <input checked="" type="checkbox"/> Building Elevations: Use Permit, Site Plan Review, Planned Development <input checked="" type="checkbox"/> Floor Plans: Planned Development, Use Permit <input type="checkbox"/> Reproducible Tentative Subdivision Map (copies) <input type="checkbox"/> Preliminary Title Report: Subdivision, Lot Split, Abandonment <input type="checkbox"/> Subdivision Data Sheet: Subdivision, Planned Development	<input type="checkbox"/> Letters from Utility Companies: Abandonment <input type="checkbox"/> Letter of Justification: Variance <input type="checkbox"/> Home Occupation Permit Affidavit <input type="checkbox"/> Legal Description: Lot Line Adjustment/Merger; Abandonment <input type="checkbox"/> C C & R's <input type="checkbox"/> Other
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FOR OFFICE USE ONLY	Application Number(s) <u>RZ/GPA/LUP 2209</u>	Received By <u>Rmc</u>	Date Application Received <u>8/30/22</u>
	Date Application Certified Complete <u>9/13/2022 km</u>	Staff Assigned <u>Kelly Mumper</u>	Redevelopment Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Fees Received/Receipt No. <u>9,081.00</u>		
	Environmental Determination <input type="checkbox"/> Categorically Exempt <input type="checkbox"/> Negative Declaration <input type="checkbox"/> EIR Required		NOTES TO FILE

MAKE CHECKS PAYABLE TO CITY OF SUSANVILLE



CITY OF SUSANVILLE PLANNING DIVISION PROJECT & ENVIRONMENTAL QUESTIONNAIRE

This document will assist the Planning Divisions evaluation of the proposed project and its potential environmental impacts. Complete and accurate information will facilitate the City's environmental assessment of the project and will minimize future requests for additional information. Please contact the Planning Division at 66 N. Lassen Street, Susanville, CA 96130-3904, Phone: (530) 252-5117, Fax: (530) 257-4725, if you have any questions regarding this document, environmental review or your project. **Please attach additional sheets and/or information as necessary.**

I. GENERAL INFORMATION

A. Applicant' Statement of Intent and Description of Project: _____

THE OWNER INTENDS TO CONSTRUCT A ±70 SPACE RV PARK
RESTROOMS / SHOWER FACILITY
OFFICE / LAUNDRY / RECREATION ROOM / RESTROOMS

B. Common name of Proposed Project or Subdivision: _____

C. Property Owner's Name: THOMPSON FAMILY TRUST

Mailing Address: 26810 PITTVILLE TOTTEN ROAD, MCARTHUR, CA 95056
Telephone: Business (530) 335-5501 Home () _____
Fax () _____ E-Mail PERRY@HATCREEKCONSTRUCTION.COM

D. Applicant's Name/Authorized Representative: NST ENGINEERING, INC

Mailing Address: 1495 RIVERSIDE DRIVE, SUSANVILLE, CA 96130
Telephone: Business (530) 257-5173 Home () _____
Fax () _____ E-Mail NST@FRONTIERNET.NET

E. Applicant's Name/Authorized Representative: _____

Mailing Address: _____
Telephone: Business () _____ Home () _____
Fax () _____ E-Mail _____

F. Who is Your Main Contact Person:

Name: NST ENGINEERING, INC

Mailing Address: 1495 RIVERSIDE DR. SUSANVILLE, CA 96130

Telephone: Business (530) 257-5173 Home ()

Fax () E-Mail NST@FRONTIERNET.NET

- G. Would you like us to provide copies of correspondence (review comments, staff reports, approval letters, etc.) to persons on this application who are not the main contact person? YES NO (check one). If no preference is given we will only correspond with the main contact person.

II. PROJECT SITE INFORMATION:

A. Physical Characteristics:

1. Address or Location: BELLA WAY / SKYLINE ROAD E
2. Assessor's Parcel Number: 116-470-018
3. Property Area: 427,620 square feet 10.19 acres
4. Site Dimensions: feet by feet

B. Land Use Characteristics

1. Current Land Use (check one): Undeveloped Developed
2. If developed, describe the existing land use:
3. Are there any existing structures on the project site? (If yes, include description, present use, proposed use, and square footage of all structures): NO
4. Will any structures be moved or demolished? NO
Please attach a plan showing the location of all existing structures on the project site and if they are to be moved or demolished. The plan should describe the age, condition, size and architectural style of all existing on-site structures. Photos of the existing structures should be included

C. Zoning Information: (Contact the Planning Department for this information)

1. Zoning District(s): C-M
2. General Plan Land Use Designation: LIGHT INDUSTRY/BUSINESS PARK
3. Proposed Zoning (if applicable): C-2
4. Proposed General Plan Land Use Designation (if applicable): GENERAL COMMERCIAL / SHOPPING CENTER

D. Adjacent Zoning and Existing Land Uses Within 300 Feet of the Project site: (Contact the Planning Department for this information)

	Zoning	Existing Land Use
North		VACANT (COUNTY)
South	C-M	COMMERCIAL
East	C-M	COMMERCIAL
West	C-M	COMMERCIAL

E. Environmental Settings:

1. Describe the project site's existing topography, soil stability, plant and animal life, scenic vistas, cultural, historical or archaeological resources or any other outstanding site characteristics: THE SITE HAS A SLIGHT SLOPE TO THE EAST. SOIL HAS BEEN DISTURBED DUE TO FARMING ACTIVITY. THE ANIMAL LIFE IS MINIMAL, RODENTS, BIRDS, ETC.

2. Will any significant views be obstructed by the project? (If yes, please describe): NO

3. What will the visual impact of the project be in relation to its location: PRESENT DEVELOPMENT TO THE SOUTH AND WEST WILL NOT BE AFFECTED ADVERSELY

4. Is the project in the vicinity of any historical or archaeological resources? (If yes, please describe): NONE TO OUR KNOWLEDGE

5. Vegetation:

a. Are there any trees, bushes or shrubs on the project site? (If yes, please describe location, size and species): NO TREES. SHRUBS AND BUSHES ARE MINIMAL

b. Will any trees, bushes or shrubs be removed or otherwise disturbed by the project? SOME BUSHES WILL BE REMOVED AS REQUIRED

c. Is any of the vegetation on the site wetlands or riparian (streamside) in nature? SOME ALONG JENSEN SLOUGH, NW PROPERTY LINE

L Sloughs not considered riparian/man made

6. Are there any natural bodies of water, including intermittent bodies of water, within 300 feet of the project site? (If yes, please describe location and nature): NO

7. Is the project site within either of the following?
 Floodway 100-year floodplain 500-year floodplain

III, PROJECT INFORMATION:

NOTE: Check project type and proceed to and fill in the appropriate section then continue to Section IV.

Residential Project Commercial/Industrial Project

A. RESIDENTIAL PROJECTS:

1. Type of residential project: _____
2. Is this a: subdivision (5 or more lots); Parcel Map (1-4 lots); Single Lot Development
3. Total number of lots: _____ Total number of dwelling units: _____
4. Total acreage: _____ Total dwelling units per acre: _____

BREAKDOWN OF PROPOSED RESIDENTIAL UNITS				
	Single Family	Duplex / Triplex/ Fourplex	Multi-Family Apartments	Multi-Family Condominiums
Number of Units				
Square Feet Per Unit				
For Sale or Rent				
Price Range				
Type of Unit				
Studio				
1 Bedroom				
2 Bedroom				
3 Bedroom				
4 + Bedroom				

5. Provide the type, number of stories, gross floor area (square feet), height and dimensions of all proposed structures: _____

6. What will be the finished floor elevation? _____

7. Will the finished floor be higher than the existing topography of the site? _____

8. What is the height of building appurtenances (measured from ground to highest point) such as antennas, mechanical equipment, and light poles? _____

9. Project Site Coverage:

Building Coverage:		(s.f.)		%
Landscaped Area:		(s.f.)		%
Paved Surface Area:		(s.f.)		%
Other ()::		(s.f.)		%
Total:		(s.f.)	100	%

10. Exterior Building Materials and Colors: _____

11. Roof Materials and Colors: _____

12. Total Number of Off Street Parking Spaces Provided: _____

(If off-street parking spaces are not on the project site, attach a recorded easement, a signed lease agreement or a letter of agency for off-site off-street parking spaces)

13. Type of exterior lighting proposed for the project (height, intensity, coverage, sheilding):

Building: _____

Parking: _____

14. Is the proposed project a component of an overall larger plan or project? (If yes please describe the overall project and its various phases and show the overall project on a site plan.): _____

15. Estimated date to begin construction: _____
16. Estimated date to complete construction: _____

B. COMMERCIAL, INDUSTRIAL, MANUFACTURING, OR OTHER PROJECTS:

1. Type of project: PROPOSED ±69 UNIT RV PARK
2. Type of Use(s): _____

3. Customer Base (check one): Regional Citywide Neighborhood
4. Employee Base (check one): Regional Citywide Neighborhood
5. Overall Influence (check one): Regional Citywide Neighborhood
6. Days and Hours of Operation: 7 DAYS / WEEK, 24 HRS / DAY
7. Total Occupancy/Capacity of Building(s): 1 OCCUPANCY
8. Total Number of Fixed Seats: 0 Total Number of Employees: 5
 Anticipated Number of Employees Per Shift: 3
9. Square footage of: Office Area _____ s.f.; Warehouse Area _____ s.f.;
 Sales Area _____ s.f.; Storage Area _____ s.f.; Loading Area _____ s.f.
10. Total Number of Visitors/Customers on site at any one time: 140
11. Other Occupants (If applicable): _____
12. Will the proposed use involve any toxic or hazardous materials or waste? (If yes, please explain): NO

13. Is this a: Subdivision (5 or more lots), Parcel Map (1-4 lots), or Single Lot Development (check one).

14. Total number of lots: 1 Total number of units: 70 RV SPACES
15. Total acreage: 10.19 Total units per acre: _____
16. Provide the type, number of stories, gross floor area (square feet), height and dimensions of all proposed structures: RESTROOM / SHOWER FACILITY: ±900 SF, ONE STORY, ±16 FT HIGH
OFFICE BUILDING: ±4,250 SF, ONE STORY, ±18 FT HIGH

17. What will be the finished floor elevation? TO BE DETERMINED
18. Will the finished floor be higher than the existing topography of the site? YES
19. What is the height of building appurtenances (measured from ground to highest point) such as antennas, mechanical equipment, and light poles? LIGHT POLES, ±20 FT

20. Project Site Coverage:

Building Coverage:	5,150	(s.f.)	1.2	%
Landscaped Area:	194,570	(s.f.)	45.5	%
Paved Surface Area:	228,320	(s.f.)	53.3	%
Other (): _____		(s.f.)		%
Total:	<u>427,620</u>	(s.f.)	100	%

11. Exterior Building Materials and Colors: TO BE DETERMINED
12. Roof Materials and Colors: TO BE DETERMINED
13. Total Number of Off Street Parking Spaces Provided: 70 AT RV SPACES, 12 AT OFFICE/RESTROOM
 (If off-street parking spaces are not on the project site, attach a recorded easement, a signed lease agreement or a letter of agency for off-site off-street parking spaces)
14. Type of exterior lighting proposed for the project (height, intensity, coverage, sheilding):
 Building: WALL MOUNTED LIGHTS ON BUILDING, CUT OFF LED LIGHT FIXTURES
 Parking: ±24 FT HIGH POLES WITH CUT OFF LED LIGHT FIXTURES

15. Is the proposed project a component of an overall larger plan or project? (If yes please describe the overall project and its various phases and show the overall project on a site plan.): YES
REMAINDER OF SITE WILL BE DEVELOPED IN THE FUTURE. THERE ARE NO SPECIFIC PLANS AT THIS TIME
16. Estimated date to begin construction: OCTOBER 2022
17. Estimated date to complete construction: JUNE 2023

IV. ENVIRONMENTAL IMPACTS:

A. Surface Water runoff and Water Quantity:

1. Will the project alter existing drainage patterns on the site? Yes No (see #5 below)
2. Will the project increase the amount of surface water runoff leaving the site? Yes No (see #5 below)
3. Will surface water runoff from the site enter a stream, pond or other natural drainage facility? Yes No (see #5 below)
4. Will the project affect ground waters in terms of quality or quantity? Yes No (see #5 below)
5. If you answered yes to any of the above, please explain the specific situation and any proposed water treatments: THE IMPERVIOUS SURFACES OF THE RV SPACES, PARKING SPACES, CONCRETE PADS, AND ROADS WILL INCREASE STORM WATER RUNOFF BIOSWALES AND SEDIMENT BASINS WILL BE USED TO REDUCE STORM RUNOFF PRIOR TO ENTERING NATURAL DRAINAGE FACILITIES ADJACENT TO THE DEVELOPMENT

B. Traffic:

1. What street(s) provide primary access to the site? BELLA WAY AND SKYLINE ROAD E
2. Projected vehicle trips per day (see appendix for details regarding this calculation): 11 TRIPS / DAY / SPACE; 770 TRIPS/DAY
3. Projected truck trips per day: 5 / DAY
4. Proposed street improvements (if any): ACCESS ROADS AND DRIVEWAYS

C. Water Consumption:

1. Estimated gallons of water consumed per day (please see appendix for details regarding this calculation): 100 GAL / SPACE / DAY; ±7000 GAL / DAY
2. Source of Water: CITY WATER

D. Fire Protection:

1. What is the location of the fire hydrant(s) nearest the project site? _____

2. Are any new fire hydrants proposed? (If yes, please describe the proposed location): _____
YES, TOTAL OF 5 ACROSS THE SITE
3. If new buildings are proposed, will sprinkler systems be installed? (Please describe): _____
YES, BUSINESS OFFICE WILL HAVE FIRE SPRINKLERS
4. Type of building construction: VB WOOD FRAMED
5. Occupancy load: 45

E. Natural Gas Consumption:

1. Indicate the approximate number of gas appliances per residential unit:
Furnace _____, Water Heater _____, Range _____, Dryer _____
Number of residential units _____
2. Indicate the approximate number of gas appliances per commercial unit:
Furnace 3, Water Heater 3, Range 1, Dryer 4
Number of commercial units 1

F. Sewage Disposal:

1. Estimated amount (gallons per day) of sewage to be generated by the project (please see appendix for details regarding this calculation): (100GAL/SPACE)(70)+100(5150/1000)=7515 GAL/DAY
3. Describe the type of sewage to be generated: RESIDENTIAL WASTE
4. Will any special or unique sewage wastes be generated by this development? (If yes, please describe): NO

G. Solid Waste:

1. Amount of solid waste to be generated by this project (please see appendix for details regarding this calculation): (7.37LBS/DAY/SPACE)(70)+50(5150/500)=1030 LBS/DAY
2. Type(s) of solid waste to be generated: RESIDENTIAL WASTE
3. How will the solid waste be stored: DUMPSTER
4. Where will solid waste be disposed of: LOCAL C&S WASTE SYSTEM WILL TAKE TO COUNTY DUMP

H. Hazardous Waste Concerns:


1. Are there any buried tanks or riser pipes on the project site? (If yes, please describe location and nature): NO
2. Is there any evidence of surface contamination on the project site? (If yes, please describe location and nature): NO

I. Public Controversy:

1. Is there any known public controversy or individual objections related to the project or the project location? (If yes, please describe: NO

V. ATTESTATION:

As applicant/agent for this proposal, I hereby state that, to the best of my knowledge, the above answers and statements are true and complete.



Signature of Applicant/Agent

8/16/22

Date

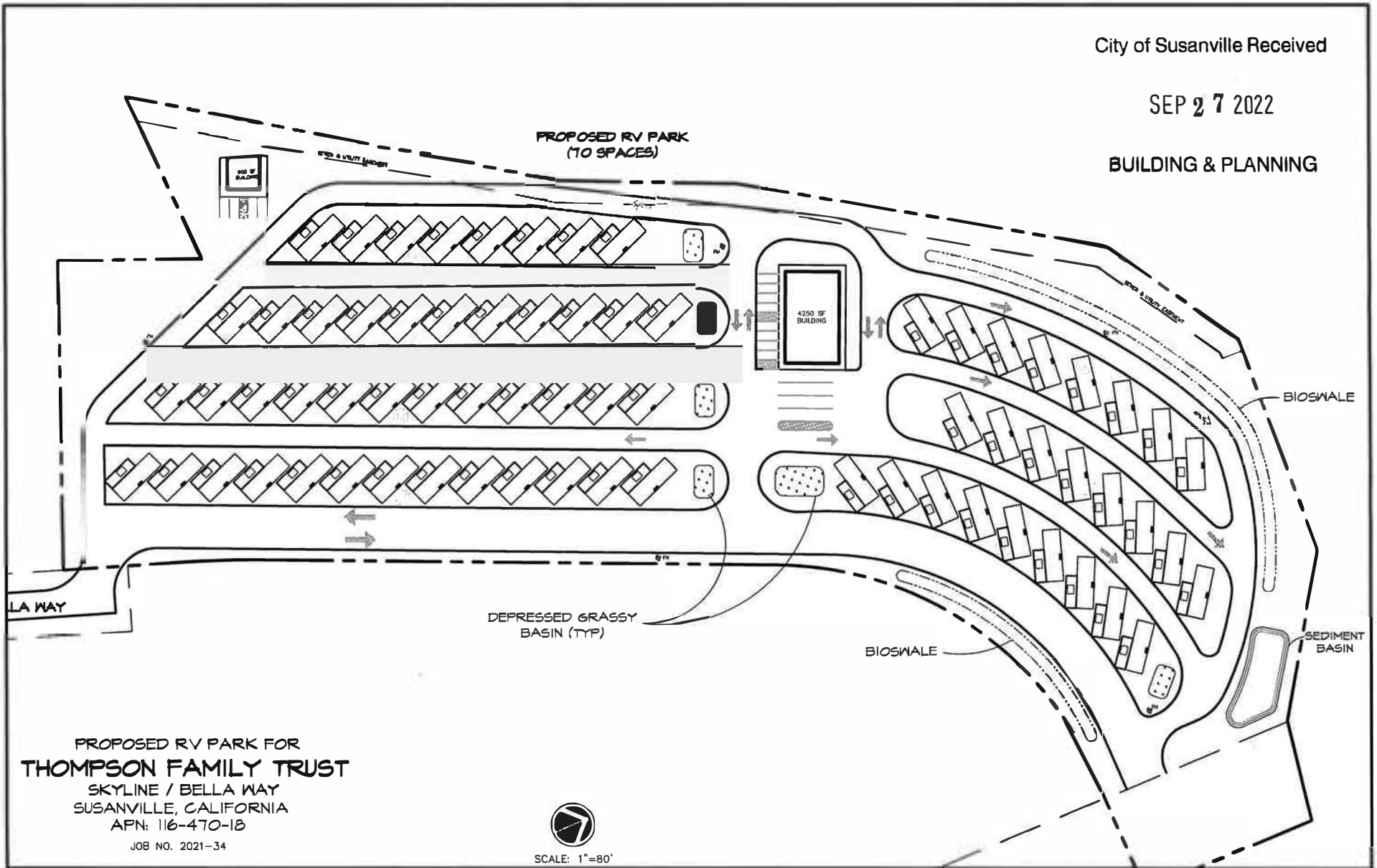
PERRY THOMPSON - OWNER

Print Name and title of Applicant/Agent

City of Susanville Received

SEP 27 2022

BUILDING & PLANNING



PROPOSED RV PARK FOR
THOMPSON FAMILY TRUST
SKYLINE / BELLA WAY
SUSANVILLE, CALIFORNIA
APN: 116-470-18

JOB NO. 2021-34



SCALE: 1"=80'

THOMPSON FAMILY TRUST 70 SPACE RV PARK MAP

