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## PLANNING COMMISSION MEETING May 7, 2024

FILE NUMBER: UP 2023-002  
PROPERTY OWNER: LP Deudagos LLC  
APPLICANT: Jacob Zamora, Esq.  
TYPE OF APPLICATION: Use Permit

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LASSEN COUNTY PLANNING COMMISSION  
STAFF REPORT  
May 7, 2024

FILE NUMBER:	UP #2023-002
APPLICANT:	LP Deudagos LLC
TYPE OF APPLICATION:	Use Permit
GENERAL LOCATION:	Stones Landing, Eagle Lake, CA
ASSESSOR'S PARCEL NUMBERS:	065-190-024
ZONING:	C-T-D (Town Service Design Combining District)
GENERAL PLAN:	"Potential Commercial," per the <i>Eagle Lake Area Plan, 1982</i>
APPEAL:	Lassen County Code Section 18.112.050 states that "any person not satisfied with the action of the planning commission... may, within ten days of the notice of the commission's action, appeal in writing to the board of supervisors."
ENVIRONMENTAL DOCUMENT:	Exempt from CEQA review pursuant to Sections 15061(b)(3) and 15162 of the Guidelines
ASSIGNED STAFF:	Nancy McAllister, Senior Planner

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AUTHORITY FOR APPLICATION:

Use Permit Provision, Lassen County Code Section 18.112 et seq. established regulations  
Uses Allowed by Use Permit in C-T District, Lassen County Code Section 18.34.040(3)

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REGULATING AGENCIES:

<u>Agency</u>	<u>Identified Permits/Approvals</u>
Planning Commission	Use Permit
Planning and Building Services	Building Permits
Lahontan Division of Drinking Services	Water Sources (e.g., wells, tanks)
Environmental Health	Sewage Disposal Permits or Approvals (if necessary)
Lahontan Regional Water Quality Control Board	
California Department of Housing and Community Development	
Stones Bengard CSD	Connection to Sewage Disposal System

PROJECT DESCRIPTION: The applicant is proposing to separate an existing use permit for a recreational vehicle (RV) park, that involves three different assessor parcels, into a new use permit involving the subject parcel only. If approved, this proposed use permit would replace the existing use permit (UP #1999-61). The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) and 15162 of the CEQA Guidelines, as this is an existing approved recreational vehicle park.

**BACKGROUND:** The existing RV Park was permitted under Use Permit #7-03-86, #3-01-87, #10-01-89, #1999-3, superseded by UP #1999-61, allowing for a total of 114 spaces. The underlying parcels were subsequently sold at tax sale to two different property owners who are seeking to separate the existing use permit into two use permits.

**PROJECT SITE CHARACTERISTICS:** The project site is located at 509-725 Stones Road, Susanville, CA, 96130 (APN 065-190-024), approximately 30 miles north of Susanville. According to the applicant, currently in the portion of the RV park on the subject parcel are 48 recreational vehicle spaces with full hook-ups and three spaces with no hook-ups that are designed for tent camping only. The portion of the park on the subject parcel also includes an existing restaurant and store (not part of this use permit), manager’s quarters, an employee-housing unit, and various recreational facilities. The subject parcel is 13.77 acres and is zoned C-T-D (Town Service Design Combining District). The Land Use Designation is “Potential Commercial” per the *Eagle Lake Area Plan, 1982*. The subject parcel is in the State Responsibility Area (SRA) for fire protection (“High” Fire Hazard Severity Zone) and is located within the Federal Emergency Management Agency (FEMA) Flood Zone “X”, which is not part of the 100-year flood zone as described by FEMA.

**ACCESS/REQUIREMENTS:** Access to the project site is from Stones Road. The Department of Public Works did not recommend conditions during the Technical Review Period. Necessary encroachment permits are existing and work has been completed.

**SURROUNDING PROPERTY CHARACTERISTICS AND ZONING:** Parcels in the vicinity consist of agricultural residential parcels to the north, northeast, east, southeast, south, west, and northwest, and an agricultural parcel to the southwest:

	<b>Zoning</b>	<b>Parcel Size (acres)</b>	<b>Land Use Designation (<i>Eagle Lake Area Plan, 1982</i> and <i>Lassen County General Plan, 2000</i>)</b>
<b>North</b>	C-T-D*	2.89	“Existing Residential”
<b>East</b>	C-T** & R-1-D***	0.31-3.84	“Potential Commercial” & “Existing Residential”
<b>South</b>	C-T-D*	2.4 & 8.13	“Potential Commercial”
<b>West</b>	O-S****	240	“Wildlife Habitat & Natural Resource Conservation Areas – Moderate Environmental Sensitivities”

\*C-T-D (Town Service Design Combining District)

\*\*C-T (Town Service District)

\*\*\*R-1-D (Single-Family Residential Design Combining District)

\*\*\*\*O-S (Open Space District)

ZONING: The subject parcel is zoned C-T-D (Town Service Design Combining District). Lassen County Code Section 18.34.040(3) allows for “recreational vehicle parks” by use permit in the C-T zoning district.

GENERAL PLAN: The subject parcel is designated “Potential Commercial” in the *Lassen County General Plan, 2000*, per the *Eagle Lake Area Plan, 1982*. Said designation is described as follows:

*V-13-B Commercial.*

*Policy:*

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

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

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

*A proposed commercial "village-type" center is proposed to be located on the north side of the intersection of Eagle Lake Road and Gallatin Road at the south end of the lake. When developed, this site would serve as the recreational service center for the south portion of the lake with commercial uses including outlets and services such as a general store, recreation supplies, gas pumps and a restaurant. The complex is to be compact, incorporating architectural design and appearance that is harmonious and non-disruptive to the setting and character of the area. The planned adjoining recreational facilities could include housekeeping cabins, campgrounds and a recreational vehicle park. Development at all locations should be timed by need with regards to services already available locally as well as in Susanville.*

*Implementation:*

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

The proposed use permit is consistent with the “Potential Commercial” land use designation.

LOCAL GOVERNMENTAL SERVICES:

- Fire protection is provided by the Stones Bengard CSD
- Police protection is provided by the Lassen County Sheriff’s Department
- Susanville Elementary School District
- Lassen Union High School District
- Stones Bengard Community Services District
- Lassen Municipal Utilities District



LASSEN COUNTY CODE: Lassen County Code Section 18.112.035 et seq. grants the Planning Commission the authority to approve, conditionally approve, or deny use permit applications in accordance with the findings set forth at Lassen County Code Section 18.112.100, found below:

18.112.035 Planning commission review of applications.

*(b) If a use permit application is to be considered without a related general plan amendment and/or rezone application as described above, the planning commission shall have the authority to approve, conditionally approve or deny the use permit application, subject to the appeal provisions of this chapter. (Ord. 467-AC § 30, 2003; Ord. 467-H § 2, 1991).*

18.112.100 Mandatory findings.

*The following findings shall be made by the planning commission or board of supervisors, as applicable, in conjunction with any other findings which may be considered for the approval or denial of a use permit application:*

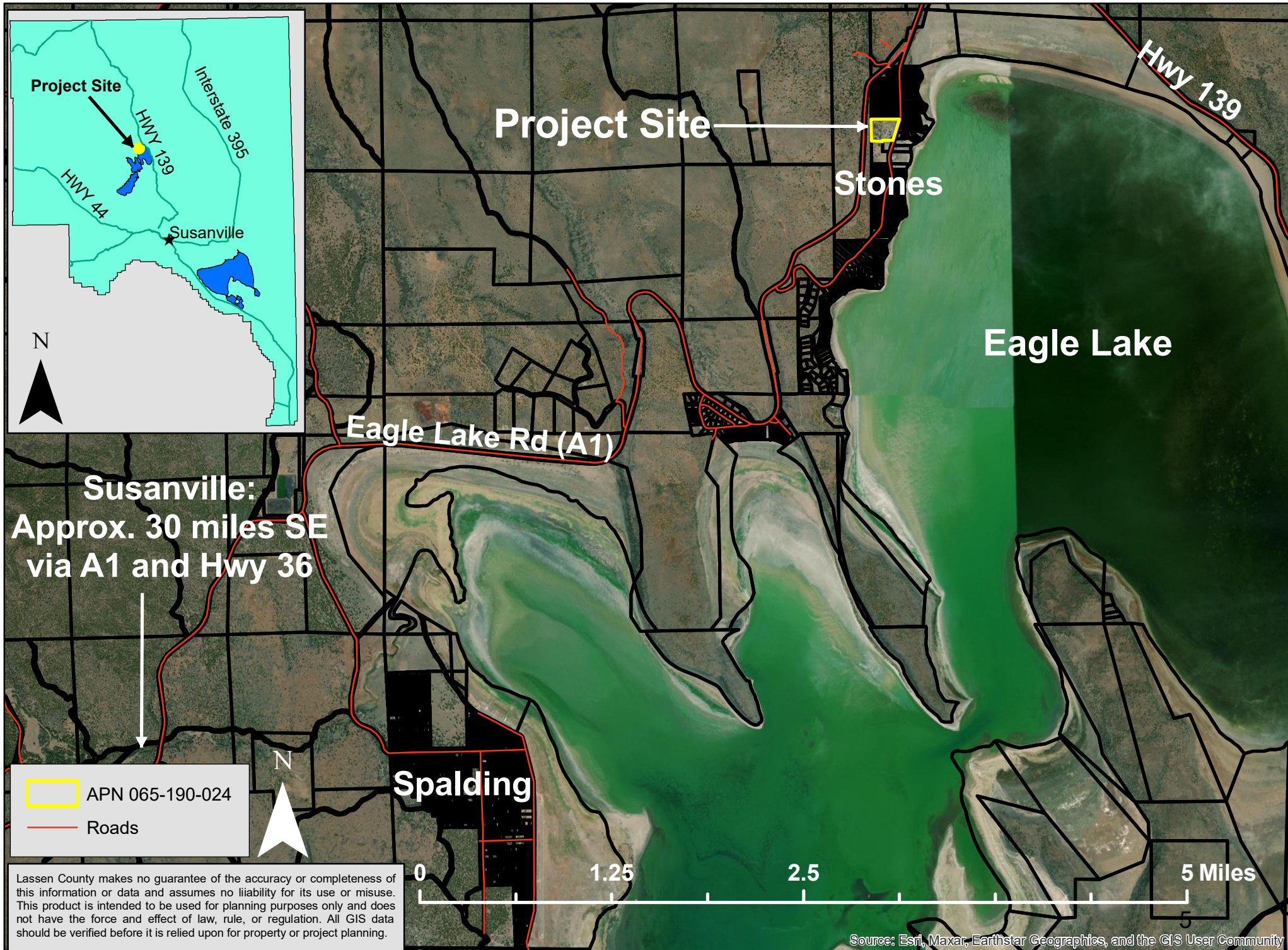
*(1) That the project will or will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or to the general welfare.*

*(2) That the project is or is not consistent with the Lassen County general plan, or any applicable area plan or resource plan adopted as part of the general plan. (Ord. 467-H § 2, 1991).*

ENVIRONMENTAL DOCUMENT: The Environmental Review Officer of Lassen County has determined that this project is exempt from California Environmental Quality Act (CEQA) under Sections 15061(b)(3) and 15162 of the CEQA Guidelines.

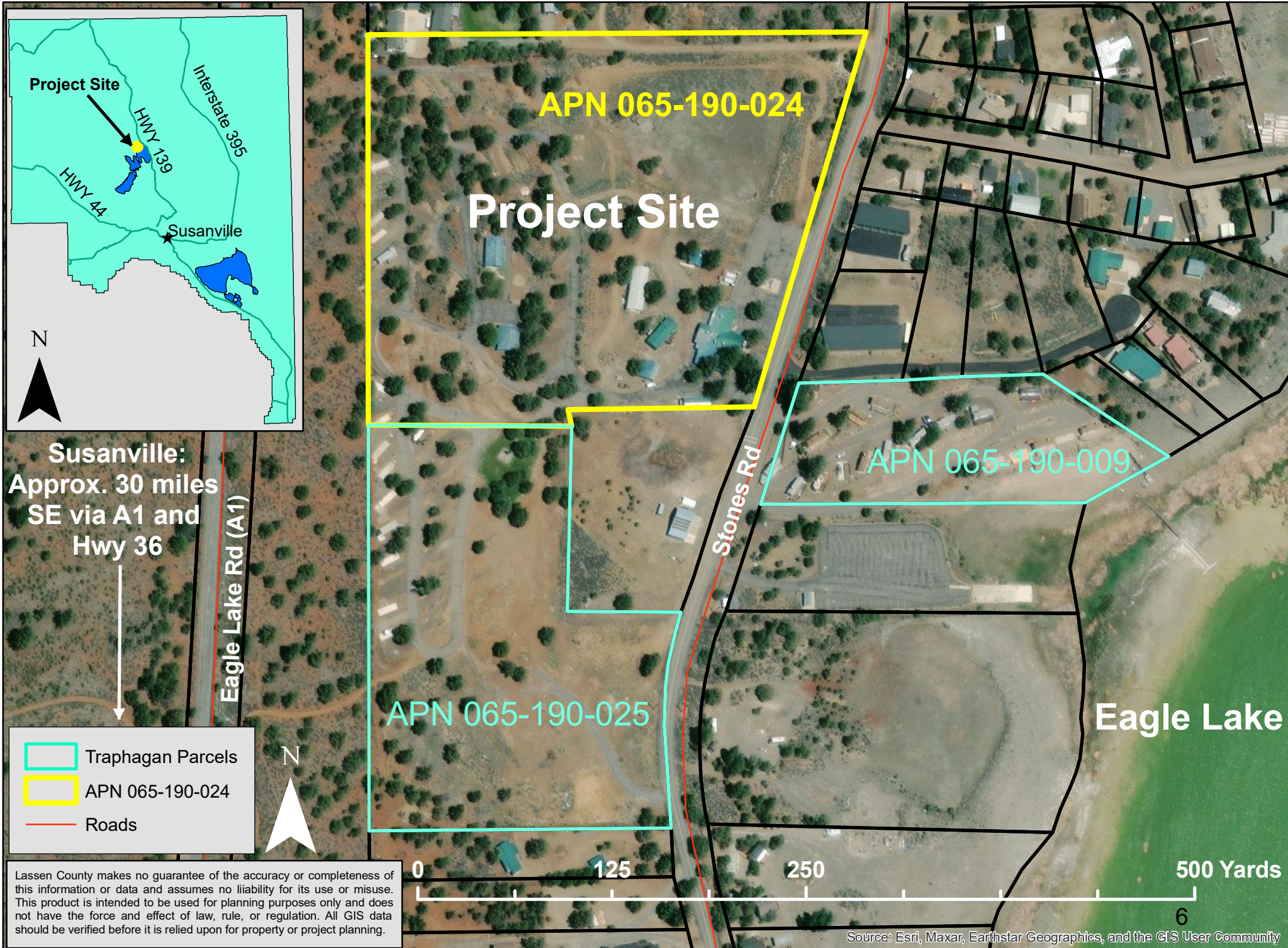
FINDINGS and/or RECOMMENDATIONS BY THE TECHNICAL REVIEW COMMITTEE: This project was sent out for comment to the Technical Review Committee, which includes the Lassen County Surveyor, Environmental Health Division, Department of Public Works, Assessor's Office, and Fire Warden. Recommended findings and conditions for consideration by the Planning Commission. The recommended findings and conditions can be found in the memos received from this group, attached to this staff report. In addition, the recommended conditions can be found in Exhibit "A" of a draft resolution that is included in this packet.

# Use Permit #2023-002, Deudagos





# Use Permit #2023-002, Deudagos



RESOLUTION NO. \_\_\_\_\_

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION APPROVING  
USE PERMIT APPLICATION #2023-002, LP DEUDAGOS LLC

WHEREAS, the Planning Commission of Lassen County, after due notice and a public hearing conducted May 7, 2024, has considered Use Permit Application #2023-002 filed by LP Deudagos LLC (property owner) to separate and replace existing Use Permit #1999-61 with a new use permit to allow continued use of a recreational vehicle park on APN 065-190-024, with 48 full hook-up RV spaces, 3 tent camping sites with no hook-ups, a manager's quarters, an employee-housing unit, and various recreational facilities; and

WHEREAS, Lassen County Code Section 18.112.100 sets forth mandatory findings that the Lassen County Planning Commission must make when considering a use permit application; and

WHEREAS, the Environmental Review Officer has determined that this project is exempt from California Environmental Quality Act (CEQA) under Sections 15061(b)(3) and 15162 of the CEQA Guidelines.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Planning Commission finds as follows:
  - a. That the proposed project is consistent with the *Lassen County General Plan, 2000*, Lassen County Code Chapter 18.34, and the provisions of Lassen County Code Chapter 18.112, which establish the regulations regarding the issuance of Use Permits.
  - b. That the project, as conditioned, will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or to the general welfare.
3. The Lassen County Planning Commission hereby adopts the Technical Review Committee findings and conditions contained in the memorandum provided by Maurice Anderson for the May 7, 2024, Planning Commission meeting.
4. The Planning Commission hereby concurs with the Environmental Review Officer that the project qualifies for exemption, pursuant to Sections 15061(b)(3) and 15162 of the CEQA Guidelines.
5. The Lassen County Planning Commission hereby approves Use Permit #2024-002, LP Deudagos LLC, subject to the conditions of approval set forth in Exhibit "A" attached hereto.



RESOLUTION NO. \_\_\_\_\_

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the 7<sup>th</sup> day of May, 2024, by the following vote:

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

\_\_\_\_\_  
Chairman  
Lassen County Planning Commission

ATTEST:

\_\_\_\_\_  
Maurice L. Anderson, Secretary  
Lassen County Planning Commission

EXHIBIT "A"  
CONDITIONS OF APPROVAL FOR  
USE PERMIT #2023-002, LP DEUDAGOS LLC

1. Noncompliance with any of the following use permit conditions or demonstration of any use not allowed by this use permit shall constitute grounds for revocation of the use permit, pursuant to Lassen County Code Section 18.112.060.
2. The use permit shall be granted for the use described herein and as approved by the Planning Commission. Revisions and/or expansions of the project, considered to be substantial by the Department of Planning and Building Services, will require a new use permit, subject to the approval of the Planning Commission.
3. The conditions specified within this use permit shall supersede all those conditions within Use Permit #1999-61.
4. In the event that the approval of this use permit is legally challenged on the grounds including, but not limited to, CEQA compliance and/or General Plan consistency or adequacy, the County will promptly notify the applicant of any claim, action or proceeding, and the County will cooperate fully in the defense of the matter. Once notified that a claim, action or proceeding has been filed to attack, set aside, void or annul an approval by the Planning Commission or the Board of Supervisors concerning this use permit, the applicant agrees to defend, indemnify and hold harmless the County and its agents, officers and employees.

**Pre-operational Conditions**

**(Must be satisfied before issuance of the Authorization to Operate)**

5. The Permittee shall obtain all applicable permits and/or approvals from the following: Lahontan Regional Water Quality Control Board, Lassen County Environmental Health Division, Lassen County Department of Public Works, County Fire Warden, and the California Department of Housing and Community Development. A copy of all approvals by State agencies for this project shall be submitted to the Lassen County Department. If no permits are required by any of the above, the applicant shall submit a letter from the applicable agency or department stating such, prior to issuance of the Authorization to Operate.
6. Permittee maintain a natural wood fence along the north property line of APN 065-190-024.
7. 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.
8. Any outdoor storage shall be contained within a sight-obscuring fence.

9. The fire hydrant type and spacing, water storage facilities, and flow rates shall conform to County Fire Warden and local fire district specifications.
10. Permittee shall obtain a “will serve” letter from the Stones-Bengard Community Services District stating they will provide sewage services for the RV park. A copy of this letter shall be submitted to the Lassen County Department of Planning and Building Services.
11. Permittee shall demonstrate sufficient water access and proper sewage disposal capabilities to the satisfaction of the Director of the Department of Planning and Building Services.
12. The applicant shall submit a complete set of plans for each phase of the project, including plans for the removal of vegetation, to the Department of Planning and Building Services, Planning Division, for design review and approval prior to commencement of any construction on the subject property.
13. The applicant shall enter into an Indemnification Agreement in accordance with Lassen County Code Section 1.35.020.

**Operational Conditions**

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

14. Permittee shall not exceed those acceptable noise levels specified in the Lassen County Noise Ordinance, Lassen County Code Chapter 9.65.
15. Any added signage shall comply with the provisions of Lassen County Code Chapter 18.106.
16. No trees shall be removed from the project site, in order to minimize disruption to natural vegetation, in accordance with the *Eagle Lake Area Plan, 1982*.
17. All future utility connections shall be placed underground unless approved by the Planning Commission or Board of Supervisors through an amendment to this use permit.
18. All recreational vehicles (RVs) and/or park models visiting or located on the project site shall be properly registered and in operable condition or shall be subject to abatement in accordance with Lassen County Code Chapter 1.19.
19. Permittee must stay current with all California Department of Housing and Community Development requirements and fees for an active park.
20. In the event that any archaeological or cultural resources are discovered during construction or any ground disturbing activities in association with this project, such work is to be halted in the immediate area of the discovery until a qualified archaeologist, who shall be retained at the project proponent’s expense, is consulted to assess the find’s significance and recommend appropriate mitigation measures. The project proponent shall implement any mitigation measures recommended by the archaeologist to reduce potentially significant impacts cultural resources to a less than significant level.





County of Lassen  
Department of Planning and Building Services

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

**Maurice L. Anderson, Director**  
707 Nevada Street, Suite 5  
Susanville, CA 96130-3912  
**Main Phone: 530 251-8269**  
Fax: 530 251-8373  
email: landuse@co.lassen.ca.us  
website: www.co.lassen.ca.us

April 29, 2024

Zoning and Building  
Inspection Requests  
Phone: 530 257-5263

TO: Maurice L. Anderson, Director   
FROM: Nancy McAllister, Senior Planner   
RE: Use Permit #2023-002, LP Deudagos LLC

**Project Description:**

The applicant is proposing to separate an existing use permit for a recreational vehicle (RV) park, that involves three different assessor parcels, into a new use permit involving the subject parcel only. If approved, this proposed use permit would replace the existing use permit (UP #1999-61). Currently in the portion of the RV park on the subject parcel are 48 recreational vehicle spaces with full hook-ups and three spaces with no hook-ups that are designed for tent camping only. The portion of the park on the subject parcel also includes an existing restaurant and store (not part of this use permit), manager's quarters, an employee-housing unit, and various recreational facilities. The subject parcel is 13.77 acres and is zoned C-T-D (Town Service Design Combining District). The Land Use Designation is "Potential Commercial" per the *Eagle Lake Area Plan, 1982*. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) and 15162 of the CEQA Guidelines, as this is an existing approved recreational vehicle park. The project site is located at 509-725 Stones Road, Susanville, CA 96130. APN: 065-190-024. Staff Contact: Nancy McAllister, Senior Planner

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

1. The applicant submitted Use Permit Application #2023-002, proposing to separate the portion of an existing RV park use permit (UPs #7-03-86, #3-01-87, #10-01-89, #1999-3, superseded by UP #1999-61) under their ownership into its own use permit, to allow continued operation of an existing 51-space recreational vehicle park, including RV sites, tent camping sites, restroom/shower/laundry, manager's quarters, employee housing unit, and various recreational facilities. No new improvements are being proposed.
2. The project site is located at 509-725 Stone Road, Susanville, CA 96130, Assessor's Parcel Number 065-190-024.



3. The subject parcel is zoned C-T-D (Town Service Design Combining District) and has a General Plan land use designation of “Existing Commercial” and “Potential Commercial” per the *Eagle Lake Area Plan, 1982*.
4. Lassen County Code Section 18.34.040(3) allows for a “recreational vehicle park” by use permit in the C-T zoning district and the full existing park was permitted under Use Permit #1999-61.
5. The subject parcel is not within the 100-year flood zone as described by the Federal Emergency Management Agency (FEMA).
6. If approved, all conditions of existing UP #1999-61, determined to be applicable to this project, would remain in full force and effect.
7. The following goals, policies, and implementation measures best inform the project’s consistency with the *Lassen County General Plan, 2000*, as amended by the *Eagle Lake Area Plan, 1982*:

**Eagle Lake Area Plan, 1982**

**III. GOALS AND OBJECTIVES**

**LAND USE / GROWTH / DEVELOPMENT**

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

**SOCIAL / CULTURAL**

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

## ***V. POLICY/IMPLEMENTATION***

### ***V-12 RECREATION***

#### ***Policy:***

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

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

### ***V-13 COMMUNITY LAND USE***

#### ***V-13-A Residential***

#### ***Policy:***

- 4. The design and appearance of structures, appurtenances, landscaping and other improvements associated with residential development shall be visually compatible with the individual building site, as a part of the residential development project, and the general environmental setting of the area.*
- 5. Minimize disruption of native vegetation and soils - all roads, bridges, retaining walls, structures and utility corridors to be constructed with a minimum impact on the natural vegetation. All disturbed lands to be revegetated and/or mechanically stabilized with natural appearing materials compatible to the setting.*
- 6. Individual lot landscaping shall be compatible with the setting and comply with the State Fire Safe Guides of 1980.*
- 7. Residential development shall comply with the fire safe provisions of the Public Safety Element of the General Plan.*

9. *Underground utilities as appropriate.*
10. *Design to provide for efficient and adequate provision of appropriate wastewater treatment, water supply facilities, and erosion and surface drainage controls.*

*Implementation:*

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

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

### *V-13-B Commercial*

#### *Policy:*

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

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

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

#### *Implementation:*

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

8. The Planning Commission will determine whether the proposed project is consistent with the *Eagle Lake Area Plan, 1982*, and the *Lassen County General Plan, 2000*.
9. This Department finds that the proposal is in compliance with the Town Service District.
10. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) and 15162 of the CEQA Guidelines, as this is an existing approved recreational vehicle park.
11. This project proposal was sent to other Lassen County departments and divisions for review and all received comments are attached and any recommended conditions have been incorporated into the draft conditions below.

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

1. Noncompliance with any of the following use permit conditions or demonstration of any use not allowed by this use permit shall constitute grounds for revocation of the use permit, pursuant to Lassen County Code Section 18.112.060.
2. The use permit shall be granted for the use described herein and as approved by the Planning Commission. Revisions and/or expansions of the project, considered to be substantial by the Department of Planning and Building Services, will require a new use permit, subject to the approval of the Planning Commission.
3. The conditions specified within this use permit shall supersede all those conditions within Use Permit #1999-61.
4. In the event that the approval of this use permit is legally challenged on the grounds including, but not limited to, CEQA compliance and/or General Plan consistency or adequacy, the County will promptly notify the applicant of any claim, action or proceeding, and the County will cooperate fully in the defense of the matter. Once notified that a claim, action or proceeding has been filed to attack, set aside, void or annul an approval by the Planning Commission or the Board of Supervisors concerning this use permit, the applicant agrees to defend, indemnify and hold harmless the County and its agents, officers and employees.

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

5. The Permittee shall obtain all applicable permits and/or approvals from the following: Lahontan Regional Water Quality Control Board, Lassen County Environmental Health Division, Lassen County Department of Public Works, County Fire Warden, and the California Department of Housing and Community Development. A copy of all approvals by State agencies for this project shall be submitted to the Lassen County Department. If no permits are required by any of the above, the applicant shall submit a letter from the applicable agency or department stating such, prior to issuance of the Authorization to Operate.
6. Permittee maintain a natural wood fence along the north property line of APN 065-190-024.

7. 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.
8. Any outdoor storage shall be contained within a sight-obscuring fence.
9. The fire hydrant type and spacing, water storage facilities, and flow rates shall conform to County Fire Warden and local fire district specifications.
10. Permittee shall obtain a “will serve” letter from the Stones-Bengard Community Services District stating they will provide sewage treatment services for the RV park. A copy of this letter shall be submitted to the Lassen County Department of Planning and Building Services.
11. Permittee shall demonstrate sufficient water access and proper sewage disposal capabilities to the satisfaction of the Director of the Department of Planning and Building Services.
12. The applicant shall submit a complete set of plans for each phase of the project, including plans for the removal of vegetation, to the Department of Planning and Building Services, Planning Division, for design review and approval prior to commencement of any construction on the subject property.

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

13. Permittee shall not exceed those acceptable noise levels specified in the Lassen County Noise Ordinance, Lassen County Code Chapter 9.65.
14. Any added signage shall comply with the provisions of Lassen County Code Chapter 18.106.
15. No trees shall be removed from the project site, in order to minimize disruption to natural vegetation, in accordance with the *Eagle Lake Area Plan, 1982*.
16. All future utility connections shall be placed underground unless approved by the Planning Commission or Board of Supervisors through an amendment to this use permit.

17. All recreational vehicles (RVs) and/or park models visiting or located on the project site shall be properly registered and in operable condition or shall be subject to abatement in accordance with Lassen County Code Chapter 1.19.
18. Permittee must stay current with all California Department of Housing and Community Development requirements and fees for an active park.
19. In the event that any archaeological or cultural resources are discovered during construction or any ground disturbing activities in association with this project, such work is to be halted in the immediate area of the discovery until a qualified archaeologist, who shall be retained at the project proponent's expense, is consulted to assess the find's significance and recommend appropriate mitigation measures. The project proponent shall implement any mitigation measures recommended by the archaeologist to reduce potentially significant impacts cultural resources to a less than significant level.



## County of Lassen

### Department of Planning and Building Services

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

**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

April 12, 2024

Zoning & Building

Inspection Requests

Phone: 530 257-5263

TO: Lassen County Surveyor, Lassen County Environmental Health Division, Lassen County Department of Public Works, Lassen County Assessor's Office, Lassen County Fire Warden

FROM: Matt May, Planning Division Manager 

RE: Use Permit 2023-002, Deudagos; Use Permit 2023-004, Traphagan; Use Permit #2024-002, Slate Mtn. Renewables; and Parcel Map #2024-001, Musachia

The Department of Planning and Building services requests your input on the following project applications.

**USE PERMIT #2023-002, Duedagos**, the applicant is proposing to separate an existing use permit for a recreational vehicle (RV) park, that involves three different assessor parcels, into a new use permit involving the subject parcel only. If approved, this proposed use permit would replace the existing use permit (UP #1999-61). Currently in the portion of the RV park on the subject parcel are 48 recreational vehicle spaces with full hook-ups and three spaces with no hook-ups that are designed for tent camping only. The portion of the park on the subject parcel also includes an existing restaurant and store (not part of this use permit), manager's quarters, an employee-housing unit, and various recreational facilities. The subject parcel is 13.77 acres and is zoned C-T-D (Town Service Design Combining District). The Land Use Designation is "Potential Commercial" per the *Eagle Lake Area Plan, 1982*. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines, as this is an existing approved recreational vehicle park. The project site is located at 509-725 Stone Road, Susanville, CA 96130, Assessor Parcel Number 065-190-024. Staff Contact Nancy McAllister, Senior Planner

**USE PERMIT #2023-004, Traphagan**, the applicant is proposing to separate an existing use permit for a recreational vehicle (RV) park, that involves three different assessor parcels, into a new use permit involving the subject parcels only. If approved, this proposed use permit would replace the existing use permit (UP #1999-61). Currently in the portion of the RV park on the subject parcels are 18 recreational vehicle spaces with full hook-ups, and 19 full hook-up spaces for park-model type manufactured homes. The applicant is proposing an additional 18 full hook-up spaces with this proposal. The subject parcel west of Stones Road is 8.13 acres and the parcel



to the east of Stones Road is 3.84 acres. Both parcels are zoned C-T-D (Town Service Design Combining District). The Land Use Designation is "Potential Commercial" per the *Eagle Lake Area Plan, 1982*. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines, as this is an existing approved recreational vehicle park and the proposed expansion does not substantially increase the potential for environmental impacts over the existing baseline condition. The project site is located at 509-625 and 509-700 Stone Road, Susanville, CA 96130, Assessor Parcel Number's 065-190-025 and 065-190-700. Staff Contact Nancy McAllister, Senior Planner

**USE PERMIT #2024-002, Slate Mountain Renewables LLC**, to allow for the re-permitting of a temporary 197 foot (60 meter) tall meteorological tower (wind data collection device). Said tower will be removed no later than five years from the date of approval (if approved), unless a new use permit is secured. For safety, a solar powered aviation obstruction light is mounted on the top of the tower and high-visibility orange marker balls are mounted on the guywires. Data collected at the site is being transmitted remotely by cellular or satellite comms to avoid frequent site visits. The project site is zoned T-P-Z (Timber Production Zone District). The project is exempt from CEQA under Section 15306 of the Guidelines. The proposed tower location is 6 miles northwest of Stones Landing at Eagle Lake, and 4.6 miles northwest of the intersection of A-1 and Highway 139. APN 053-070-011. Staff Contact: Matt Oden, Associate Planner.

**PARCEL MAP #2024-001, Musachia.** Proposal to divide a single 160-acre legal parcel into two parcels, pursuant to Lassen County Code Section 18.108.250 (Segregation of Homesites in Agricultural Zones); per Tentative Parcel Map for Lawrence & Christine Musachia, resultant Parcel A ("homesite" parcel) is a 40-acre parcel and Parcel B is a 120-acre parcel. The subject parcel is zoned E-A-A-P (Exclusive Agriculture Agricultural Preserve Combining District) and has a land use designation of "Intensive Agriculture" pursuant to the *Standish-Litchfield Area Plan, 1986*. Pursuant to Section 15300.4 California Environmental Quality Act (CEQA) Guidelines, this project is exempt from CEQA, as the segregation of homesites has been identified by Lassen County Board Resolution No. 01-043 as locally exempt under Section 15315 of the CEQA Guidelines. The parcel is located at 727-650 Fish & Game Rd. Litchfield, CA. 96117, APN: 119-380-006. Staff Contact: Mindie Hilton Associate Planner.

Please provide any suggested findings and/or conditions to this department by Monday April 22, 2024. Findings and conditions can be sent to [landuse@co.lassen.ca.us](mailto:landuse@co.lassen.ca.us). If you would like to review the applications, or if you have any questions, please contact Matt May, Planning Manager, at (530) 251-8269.

MLA:mcrm

## Nancy McAllister

---

**From:** Matthew May  
**Sent:** Friday, April 12, 2024 11:18 AM  
**To:** Anetia Elliott; Anne Murchison; Danalee Rodriguez; Don Willis; Ed Fitzhenry; Gaylon Norwood; Jeff Nelson; Maurice Anderson; Mike Johnson; Nick Ceaglio; Peter Heimbigner; Roberto Maravilla-Plancarte; Sara Chandler; Steven Clement  
**Cc:** Matthew Oden; Nancy McAllister; Mindie Hilton  
**Subject:** RE: Technical Review Committee

All:

The second parcel for Use Permit # 2023-004, Traphagan, should be APN 065-190-009 (it is in the memo as APN 065-100-700)

Thanks,

Matt

---

**From:** Anetia Elliott <AElliott@co.lassen.ca.us>  
**Sent:** Friday, April 12, 2024 11:10 AM  
**To:** Anne Murchison <AMurchison@co.lassen.ca.us>; Danalee Rodriguez <DRodriguez@co.lassen.ca.us>; Don Willis <DWillis@co.lassen.ca.us>; Ed Fitzhenry <EFitzhenry@co.lassen.ca.us>; Gaylon Norwood <GNorwood@co.lassen.ca.us>; Jeff Nelson <JNelson@co.lassen.ca.us>; Matthew May <MMay@co.lassen.ca.us>; Maurice Anderson <MAnderson@co.lassen.ca.us>; Mike Johnson <MJohnson@co.lassen.ca.us>; Nick Ceaglio <NCeaglio@co.lassen.ca.us>; Peter Heimbigner <PHeimbigner@co.lassen.ca.us>; Roberto Maravilla-Plancarte <RMaravilla-Plancarte@co.lassen.ca.us>; Sara Chandler <SChandler@co.lassen.ca.us>; Steven Clement <Steven.clement@fire.ca.gov>  
**Cc:** Matthew May <MMay@co.lassen.ca.us>; Matthew Oden <MOden@co.lassen.ca.us>; Nancy McAllister <nmcallister@co.lassen.ca.us>; Mindie Hilton <MHilton@co.lassen.ca.us>  
**Subject:** Technical Review Committee

Hello everyone,

This email is to request your review of the attached project.

Comments submitted by your Agency/Department should focus on the project-related impacts that are within your agency's jurisdiction and area of expertise. In addition to commenting on the potential impacts, you are encouraged to suggest any measures which would reduce such impacts. You are also encouraged to make recommendations regarding information that may be needed to accurately determine the project impacts and/or appropriate project conditions.

Please submit any comments you may have by April 22, 2024.

*Anetia Elliott*

Secretary  
707 Nevada Street

Lassen County Department of  
Planning & Building Services  
Susanville CA 96130  
Phone 530-251-8269  
Fax 530-251-8373



## Nancy McAllister

---

**From:** Anne Murchison  
**Sent:** Thursday, April 18, 2024 9:54 AM  
**To:** Anetia Elliott; Danalee Rodriguez; Don Willis; Ed Fitzhenry; Gaylon Norwood; Jeff Nelson; Matthew May; Maurice Anderson; Mike Johnson; Nick Ceaglio; Peter Heimbigner; Roberto Maravilla-Plancarte; Sara Chandler; Steven Clement  
**Cc:** Matthew May; Matthew Oden; Nancy McAllister; Mindie Hilton  
**Subject:** RE: Technical Review Committee

Good morning,

The Assessor's office does not have any recommendations.

Take care,

*Anne Murchison*

Sr. Cadastral Drafter/Transfer Analyst  
Lassen County Assessor's Office  
(530) 251-2680

---

**From:** Anetia Elliott <AElliott@co.lassen.ca.us>  
**Sent:** Friday, April 12, 2024 11:10 AM  
**To:** Anne Murchison <AMurchison@co.lassen.ca.us>; Danalee Rodriguez <DRodriguez@co.lassen.ca.us>; Don Willis <DWillis@co.lassen.ca.us>; Ed Fitzhenry <EFitzhenry@co.lassen.ca.us>; Gaylon Norwood <GNorwood@co.lassen.ca.us>; Jeff Nelson <JNelson@co.lassen.ca.us>; Matthew May <MMay@co.lassen.ca.us>; Maurice Anderson <MAnderson@co.lassen.ca.us>; Mike Johnson <MJohnson@co.lassen.ca.us>; Nick Ceaglio <NCeaglio@co.lassen.ca.us>; Peter Heimbigner <PHeimbigner@co.lassen.ca.us>; Roberto Maravilla-Plancarte <RMaravilla-Plancarte@co.lassen.ca.us>; Sara Chandler <SChandler@co.lassen.ca.us>; Steven Clement <Steven.clement@fire.ca.gov>  
**Cc:** Matthew May <MMay@co.lassen.ca.us>; Matthew Oden <MOden@co.lassen.ca.us>; Nancy McAllister <nmcallister@co.lassen.ca.us>; Mindie Hilton <MHilton@co.lassen.ca.us>  
**Subject:** Technical Review Committee

Hello everyone,

This email is to request your review of the attached project.

Comments submitted by your Agency/Department should focus on the project-related impacts that are within your agency's jurisdiction and area of expertise. In addition to commenting on the potential impacts, you are encouraged to suggest any measures which would reduce such impacts. You are also encouraged to make recommendations regarding information that may be needed to accurately determine the project impacts and/or appropriate project conditions.

Please submit any comments you may have by April 22, 2024.

*Anetia Elliott*

Secretary  
707 Nevada Street  
Lassen County Department of  
Planning & Building Services  
Susanville CA 96130  
Phone 530-251-8269  
Fax 530-251-8373





## County of Lassen

### Department of Planning and Building Services

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

April 15, 2024

**Maurice L. Anderson, Director**

707 Nevada Street, Suite 5

Susanville, CA 96130-3912

**Main Phone: 530 251-8269**

Fax: 530 251-8373

email: [landuse@co.lassen.ca.us](mailto:landuse@co.lassen.ca.us)

website: [www.co.lassen.ca.us](http://www.co.lassen.ca.us)

TO: Maurice Anderson, Director  
Lassen County Planning and Building Services Dept.

Zoning & Building  
Inspection Requests  
Phone: 530 257-5263

FROM: Don Willis, Lassen County Surveyor

RE: Use Permit No. 2023-002 – LP Deudagos LLC.  
Assessor's Parcel Number: 065-190-024.

#### **LASSEN COUNTY SURVEYOR FINDS AS FOLLOWS:**

1. The subject parcel is known as Assessor's Parcel Number 065-190-024 and title is currently vested in LP Deudagos LLC, a Limited Liability Company from another State, as shown at a *Tax Deed to Purchaser of Tax Defaulted Property* recorded on June 24, 2013 as Document No. 2013-03225 of the Official Records of Lassen County, California.
2. The subject parcel is located in a portion of the South one-half of Section 15, Township 33 North, Range 11 East, Mount Diablo Base and Meridian, in the Eagle Lake area of Lassen County, California.
3. The legal description for the parcel noted in Findings Item Number One above describes the subject property as Parcel A of Parcel Map No. 930013, as the same was filed on February 25, 1994 in Book 31 of Maps, Pages 51-52, of the Official Records of Lassen County. This parcel is represented by said Assessor's Parcel Number 065-190-024 and is approximately 13.77 acres in size as shown on the record parcel map.
4. The underlying legal parcel for the subject property was created per the parcel map described in Findings Item Number Three above. This map was approved by the Lassen County Board of Supervisors on February 22, 1994, therefore the subject parcel was created in compliance with the provisions of the Subdivision Map Act and local ordinances. In addition, the parcel was sold by the Lassen County Tax Collector in 2013 and a Tax Deed was recorded as noted in Findings Item Number One above. This action alone would allow the issuance of a Certificate of Compliance for the parcel, if an application for one were to be submitted, in accordance with Attorney General Opinion No. 81-405, issued November 9, 1981.
5. The subject parcel adjoins Stone Road, County Road No. 245, which is in the County maintained road system.

6. Two addresses have been assigned by the County to the subject parcel and these are 509-725 and 509-727 Stone Road, in Susanville, California 96130.

**LASSEN COUNTY SURVEYOR RECOMMENDS THE FOLLOWING CONDITIONS  
FOR USE PERMIT NO. 2023-002 (LP DEUDAGOS LLC):**

1. None.

Respectfully submitted,



Don Willis, L.S. 7742  
Lassen County Surveyor



## County of Lassen

### Department of Planning and Building Services

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

April 26, 2024

To: Maurice Anderson, Director  
Lassen County Planning and Building Services  
Department

From: Sara Chandler, Division Manager *S.C.*  
Lassen County Environmental Health

RE: Use Permit #2023-002, Deudagos

**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

Zoning & Building  
Inspection Requests  
Phone: 530 257-5263

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

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

##### **1. SANITARY SEWAGE DISPOSAL**

The proposed/current use of the parcel would require any sewage disposal method to be approved by the California Department of Housing & Community Development. Also, the Lahontan Regional Water Quality Control Board Basin Plan prohibits any new discharge of waste in this area. The Spalding Community Services District maintains the existing sewage treatment system.

##### **2. WATER SUPPLY AVAILABILITY:**

Water in this area is provided by private wells. According to our records there is currently one domestic water well installed on the parcel that is overseen by the State Water Resources Control Board – Division of Drinking Water.

#### **The Environmental Health Division of the Lassen County Planning and Building Services Department recommends the following conditions be placed on the project if approved:**

1. Obtain proper permitting from applicable State agencies.

SC:sc

RECEIVED  
APR 29 2024  
LASSEN COUNTY DEPARTMENT OF  
PLANNING AND BUILDING SERVICES



Jacob Zamora, Esq.

**SIERRA LAW CENTER**  
A PROFESSIONAL CORPORATION

Fax: (530) 687-0330

MAILING ADDRESS  
748 S. MEADOWS PARKWAY, UNIT A9-183  
RENO, NEVADA 89521  
Telephone: (530) 798-3548

SierraLawCenter.com

May 10, 2023

Lassen County  
**ATTN: GAYLON NORWOOD**  
Planning and Building Commission  
707 Nevada Street, Suite 5  
Susanville, California 96130

**RE: Filing of: Use Permit Application with Supplement  
Check No.: 2328**

Honorable Lassen County Planning Commission:

Enclosed, please find an original and three copies of the following document(s):

1. Use Permit Application with Attached Supplement;
2. Application Fee: Check No.: 2328 (\$1,435.00).

Respectfully request processing of the enclosed application.

Thank you for your assistance in this matter. If you have any questions or need further information, please do not hesitate to contact this office at your most immediate convenience.

Very truly yours,

SIERRA LAW CENTER, APC

  
Jacob Zamora, Esq.

RECEIVED

MAY 12 2023

LASSEN COUNTY DEPARTMENT OF  
PLANNING AND BUILDING SERVICES

Enclosure(s)

RECEIVED



## 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

MAY 12 2023

LASSEN COUNTY DEPARTMENT OF  
PLANNING AND BUILDING SERVICES

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

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

FILE NO. UP#2023-002


<b>Property Owner/s</b> LP DUEDAGOS, LLC	<b>Property Owner/s</b>
Name: LP DUEDAGOS, LLC	Name:
Mailing Address: 4790 Caughlin Parkway, Unit 515	Mailing Address:
City, ST, Zip: Reno, Nevada 89519	City, ST, Zip:
Telephone: Fax:	Telephone: Fax:
Email: dperano@gmail.com	Email:

<b>Applicant/Authorized Representative*</b>	<b>Agent (Land Surveyor/Engineer/Consultant)</b>
Same as above: <input type="checkbox"/>	Correspondence also sent to: <input type="checkbox"/>
Name: Jacob Zamora, Esq. / Sierra Law Center, APC	Name:
Mailing Address: 748 S. Meadows Parkway, Unit A9-183	Mailing Address:
City, ST, Zip: Reno, Nevada 89521	City, ST, Zip:
Telephone: (530) 798-3548 Fax: (530) 687-0330	Telephone: Fax:
Email: jdz@sierralawcenter.com	Email: License #:

<b>Project Address or Specific Location:</b> 509-725 Stone Road			
<b>Deed Reference:</b> Book:	Page:	Year: 2013	Doc#: 03225
<b>Zoning:</b> C-T-D	<b>General Plan Designation:</b>		
<b>Parcel Size (acreage):</b> 13.77	Section:	Township:	Range:

<b>Assessor's Parcel Number(s):</b>	065 - 190 - 024	- -	- -
- -	- -	- -	- -

<b>Project Description:</b> None
Purpose of this application is to separate current use permit in to individual use permits. No structural changes improvements, additions or destruction of existing buildings will take place. No changes to landscaping. The property and its current use remains unchanged and unaltered.

<b>SIGNATURE OF PROPERTY OWNER(S): I HEREBY ACKNOWLEDGE THAT:</b> I have read this application and state that the information given is both true and correct to the best of my knowledge. I agree to comply with all County ordinances and State laws concerning this application.	<b>*SIGNATURE OF APPLICANT/AUTHORIZED REPRESENTATIVE</b> (Representative may sign application on behalf of the property owner only if Letter of Authorization from the owner/s is provided).
Date:	 Date: 5-10-23
Date:	Date:

See associated process form for required attachments and instructions.



## USE PERMIT PROJECT DETAIL SUPPLEMENT

DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

(530) 251-8269 • (530) 251-8373 (fax)

www.co.lassen.ca.us

FILE NO. UP#2023-002

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):** None - No additional structures and / or improvements will be made to the existing site. All current structures will remain in-place and unmodified.
2. **Existing use of property:** Recreational Vehicle Park
3. **Describe adjoining land uses (e.g., residential, commercial, agricultural, etc.). Please be as specific as possible.**  

North:	<u>Residential</u>
South:	<u>Similar Commercial Use</u>
East:	<u>Similar Commercial Use</u>
West:	<u>Residential</u>
4. **Hours of proposed operation:** 7:00 A.M. to 7:00 A.M. **Days of operation:** Seven, (7), Days A Week
5. **Number of shifts:** One [1] **Number of employees:** Four [4]
6. **Number of deliveries or pick-ups:** Varies per day Varies per week
7. **Number of visitors/customers:** Varies per day Varies 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:** Club house - Lodge - Restaurant - Bar - Shower and Restrooms, (x2) - Game Room - Ball Park - Stage (Amphitheater) - Store with fueling stations (non-operational) - Small residential units - Workshop - Laundry facility - Building for Septic Tank - Fish cleaning station w/cover.
10. **Maximum height (in feet) of existing structures:** One, (1), Story [8 to 10 feet].
11. **Maximum height (in feet) of proposed structures:** None



12. Describe any existing structures to be removed: None

13. Describe proposed structures and improvements (e.g., buildings, parking, roads, and sewer services, etc.). Please include dimensions and floor area: None

14. Describe the topography and physical environment at and surrounding the project site: Residential homes, RV resort, National Forest land with Pine and Fir, BLM land, Sagebrush hills, flat land with an elevation approximate 5,100'.

15. Describe proposed exterior lighting, including location (attach lighting diagram if applicable): None

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 \_\_\_\_\_ acres

Quantity of cut: \_\_\_\_\_ cubic yards Quantity of fill: \_\_\_\_\_ 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: No changes will be made to roads or driveways

18. Number of existing parking spaces: Approx 5 employee Approx 35 RV spcustomer

Number of proposed parking spaces: No Change employee No Change customer

Describe surfacing of parking area: Concrete slabs, Asphalt and Dirt

Please attach a parking plan showing existing and proposed parking facilities.

19. Please attach a detailed plot plan, drawn to scale, showing all existing and proposed improvements.

20. For commercial, industrial and institutional developments, please attach a landscaping plan.

21. Please indicate how the following services will be provided to serve the project, including name of the service provider:

Electricity: Lassen Municipal Utility District Underground ☒ Overhead ☐

Telephone: N/A Underground ☐ Overhead ☐

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

Other ☒ Existing 100,000 gallon water tank

Sewage Disposal: Individual Septic System ☐ Community Sewer ☒ Shared Septic System ☐

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

**Solid Waste Disposal:** C&S Waste Solutions

**LP/Natural Gas:** Propane

**If an extension of utility lines is necessary, indicate which services and the distance of the extension:** N/A

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

**High School:** Lassen High School

**Elementary School:** Meadow View / Diamond View Middle School

**Fire Protection:** Stones-Bengard Community Service District

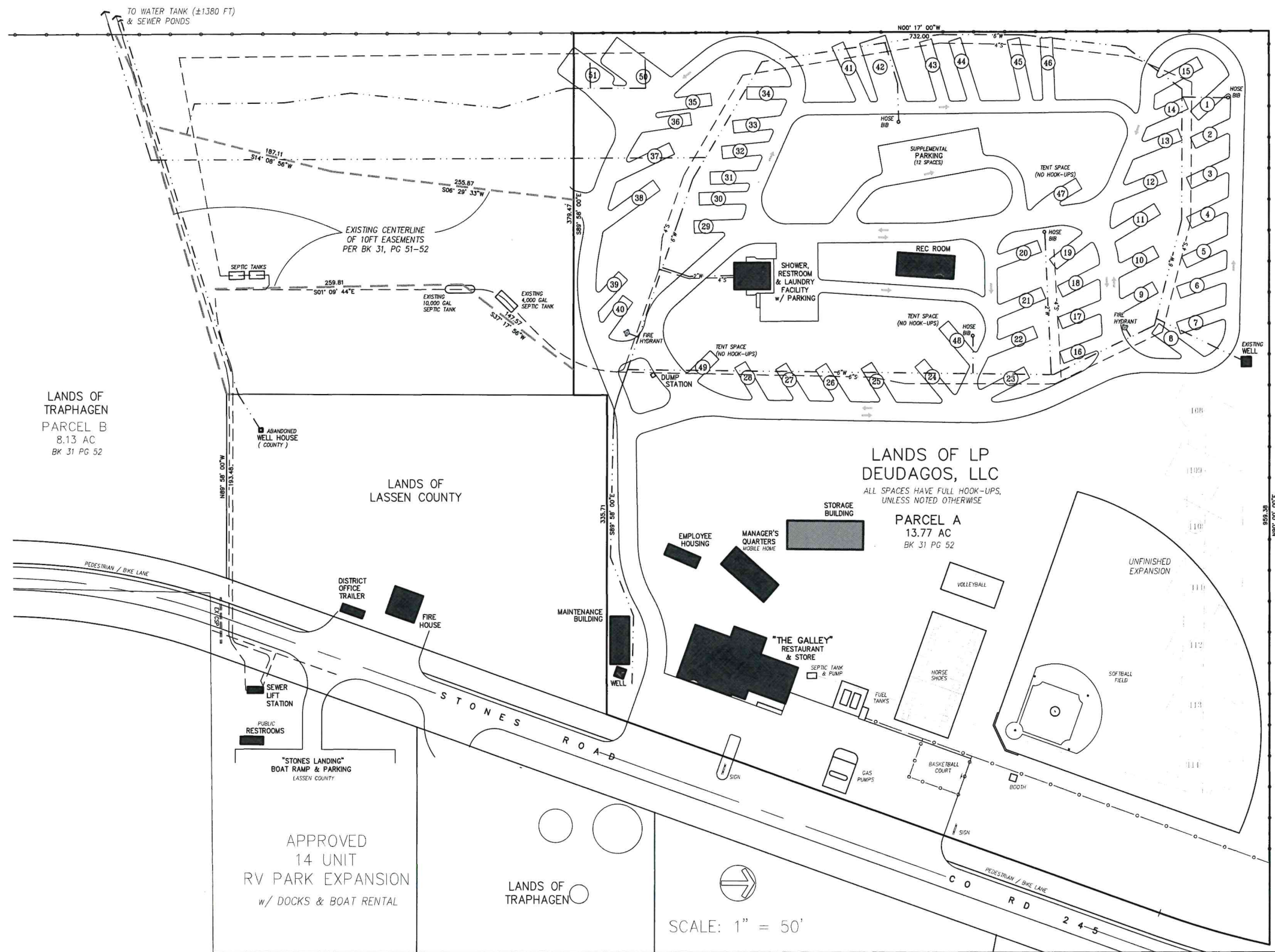
**Community Services District:** Stones-Bengard Community Service District

**Water:** On Site Water Storage Tank

**Sewer:** Stones-Bengard Community Service District

**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: Use Permit



LEGEND

- WATER
- SEWER
- EASEMENT
- FENCE

RECEIVED

JAN 03 2024

LASSEN COUNTY DEPARTMENT OF  
PLANNING AND BUILDING SERVICES

SITE PLAN  
FOR  
AMERICAN EAGLE LAKE RV PARK  
IN SECTION 15, T.33N., R.11E., M.D.B. & M. LASSEN COUNTY, CALIFORNIA  
SCALE : 1" = 50'



NST Engineering, Inc.  
1495 Riverside Drive  
Susanville, CA 96130  
(530) 587-5173

11/29/2023

2023-120

1 OF 1



JAN 03 2024

## Response to Lassen County

LASSEN COUNTY DEPARTMENT OF  
PLANNING AND BUILDING SERVICES

1. The additional designated parking spaces are located on the Site Plan. Each camp site is designed for a trailer or RV Vehicle and another car or truck.
2. The 100,000 gal tank was used for this project, and for the Traphagan's project, for storage and fire flow. This tank is located off-site to the southwest. I was told that the tank is filled from the existing well on site and by Mr. Traphagan. I have no knowledge of this agreement and am not sure if the storage tank is actually functioning for fire flow storage. It appears the applicant has an easement that was created for the water line (See Parcel Map Bk 31, Pg 51-52) and an agreement on the usage of the existing water tank and water lines. The well at the north end of the park and the off-site tank are supposed to provide domestic water to the RV Park, the restaurant, store, recreation room, maintenance building, employee housing, manager's quarters, fire hydrants, etc.

The off-site storage tank and the water main servicing the tank have an easement and use permit to allow the water main to cross BLM property and an easement for the storage tank and water main to sit on private property (APN 065-070-011 and 065-080) It is unknown whether the permit fees have been paid to BLM for the Use Permit. Our firm does not have copies of these assumed recorded easements.

3. The existing sewer main from the RV spaces goes through the adjacent parcel and dumps into a district pump station at Stones Road. It appears the applicant has an easement that was created for the sewer main and septic tanks. From there, the sewer force main goes from the pump station to the sewer ponds in a designated easement. The force main and pump station are used by all entities along Stone Road that are part of the district.

The RV spaces, rec room, and shower / Rest room facility use the sewer main and septic tank noted on the plan that is west of the fire station across adjacent parcel. The sewer laterals for the restaurant, store maintenance building, employee housing and manager's quarters flows directly to septic tanks and appear to be pumped to the sewer main to the west and ends up at the District's pump station.

There are underground utilities that were installed along the north property line for future RV spaces but they are not completed and not connected to the main utility services.

4. No new improvements are proposed at this time.
5. The length of stay for proposed customers will be seasonal, May 15 through October 31 (max 169 days).

## Gaylon Norwood

---

**From:** Nancy McAllister  
**Sent:** Wednesday, January 03, 2024 10:03 AM  
**To:** Gaylon Norwood; Matthew May  
**Subject:** Fw: This is needed to finish Use Permit application  
**Attachments:** RVPark\_Site.pdf; 23-120--PeranoResponse--LC.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

---

**From:** nst@frontiernet.net <nst@frontiernet.net>  
**Sent:** Wednesday, January 3, 2024 12:17 PM  
**To:** Nancy McAllister <nmcallister@co.lassen.ca.us>  
**Subject:** Re: This is needed to finish Use Permit application

**This Message Is From an External Sender**  
This message came from outside your organization.

Good Morning,

Please see attached response letter and plot plan. Let us know if you have any questions.

Julie

NST Engineering, Inc  
1495 Riverside Drive  
Susanville, CA 96130  
(530) 257-5173  
[www.nstengineering.com](http://www.nstengineering.com)

On Thursday, November 16, 2023 at 04:20:21 PM PST, Nancy McAllister <nmcallister@co.lassen.ca.us> wrote:

Hi Julie,

Thank you for clarifying. Additional questions are below. Most of these questions were previously sent to the applicant.

- Are there any designated parking spots in addition to those at the camp sites? It was requested that these be shown on the final plot plan.

- Utilization of a 100,000 gallon tank was mentioned in the application. I am assuming that this is the labeled water tank shown off the page to the southwest on the new plot plan. How is this filled, does the applicant have an easement or rights to use water from this tank, and is there an easement for the water line shown going to this tank (as it does not seem to line up with the marked easement on the parcel to the south)? There is also a well shown in the southeast corner of the subject property. Which water source(s) do the camping sites, shower/restroom/laundry, rec room, restaurant, store, maintenance building, employee housing, manager's quarters, fire hydrants, etc., use? Are there also water lines going to these other park facilities (none are



shown)? (It will likely be a condition that the fire hydrant type and spacing, water storage facilities, and flow rates shall conform to the County Fire Warden and local fire district specifications.)

- The new plot plan shows septic lines running from the camp sites through the adjacent parcel to the south along the easement to an existing septic tank, proposed septic tank, and the labeled sewer ponds shown off the page to the southwest. Which of these are being/will be utilized by the applicant's campsites. Does the applicant have an easement or rights to use the sewer ponds shown on the page and on which parcel are they located? Do the rec room, restaurant, store, maintenance building, employee housing, manager's quarters, etc. use the same septic lines and tanks/ponds (no lines are shown from these other facilities)?

-Please confirm that no improvements such as concrete slabs, paving, fencing, landscaping are being proposed, or identify any proposed improvements.

-What is the maximum length of stay proposed for customers (*Please confirm that by "Length of stay will be the maximum allowed" the applicant is saying that they do not intend to impose a maximum length of stay.*)

We are just trying to fully understand the facility as it exists, as well as any proposed changes. Please let us know if you have any questions.

Thank you!

**Nancy J. McAllister**  
Senior Planner  
Planning and Building Services  
707 Nevada St. Suite 5  
Susanville CA 96130  
Phone: (530) 251-8269  
Fax: (530) 251-8373



**From:** nst@frontiernet.net <nst@frontiernet.net>  
**Sent:** Wednesday, November 15, 2023 10:36 AM  
**To:** Sandi L Perano <sandilperano@gmail.com>; Nancy McAllister <nmcallister@co.lassen.ca.us>  
**Cc:** Dante Perano 2 <dperano@gmail.com>; Frank Lepori <frank@leporiconstruction.com>  
**Subject:** Re: This is needed to finish Use Permit application

Hi Nancy,

The utility lines are called out on the plans, I did add a Legend for your use.

You can follow up with us and we can coordinate with the Owner to provide you with answers to the remaining questions.

Julie

NST Engineering, Inc  
1495 Riverside Drive  
Susanville, CA 96130  
(530) 257-5173  
[www.nstengineering.com](http://www.nstengineering.com)

On Wednesday, November 15, 2023 at 10:07:21 AM PST, Nancy McAllister <[nmcallister@co.lassen.ca.us](mailto:nmcallister@co.lassen.ca.us)> wrote:

Hi Julie,

Thank you for sending this plot plan. Is there a legend for the different line types by chance? From what I can tell, the map seems to show lines for septic ( \_ \_ \_ \_ \_ ), water ( \_ . \_ . \_ . \_ ), easements (bold \_ \_ \_ \_ \_ ), and maybe fuel (around the basketball court and perimeter \_ . \_ . \_ . \_ ). Perhaps this could be clarified with a legend. I also have a number of other unanswered questions that were sent to the applicant. Should I follow up with the applicant directly or should I send my questions to NST?

Thanks!!

**Nancy J. McAllister**  
Senior Planner  
Planning and Building Services  
707 Nevada St. Suite 5  
Susanville CA 96130  
Phone: (530) 251-8269  
Fax: (530) 251-8373



**From:** [nst@frontiernet.net](mailto:nst@frontiernet.net) <[nst@frontiernet.net](mailto:nst@frontiernet.net)>  
**Sent:** Thursday, November 9, 2023 1:35 PM  
**To:** Sandi L Perano <[sandilperano@gmail.com](mailto:sandilperano@gmail.com)>; Nancy McAllister <[nmcallister@co.lassen.ca.us](mailto:nmcallister@co.lassen.ca.us)>  
**Cc:** Dante Perano 2 <[dperano@gmail.com](mailto:dperano@gmail.com)>; Frank Lepori <[frank@leporiconstruction.com](mailto:frank@leporiconstruction.com)>  
**Subject:** Re: This is needed to finish Use Permit application

Nancy,

Here is the site plan with the requested information. Let us know if you have any questions.

Julie

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Susanville, CA 96130  
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[www.nstengineering.com](http://www.nstengineering.com)

On Friday, September 15, 2023 at 09:15:58 AM PDT, Sandi L Perano <[sandilperano@gmail.com](mailto:sandilperano@gmail.com)> wrote:

Hi Jeff,

Attached is the title report dated July 26, 2023.

Also, on space 50 and 51 where Chuck had said they are non-hook lots, that is incorrect there is power and sewer to those spaces.

Let me know when you plan to go to the site and Dante and I will try and be there.

Kind Regards,

Sandi

On Sep 15, 2023, at 8:51 AM, [nst@frontiernet.net](mailto:nst@frontiernet.net) wrote:

We did not get the title report, please forward.

Jeff

NST Engineering, Inc  
1495 Riverside Drive  
Susanville, CA 96130  
(530) 257-5173  
[www.nstengineering.com](http://www.nstengineering.com)

On Thursday, September 14, 2023 at 10:45:39 AM PDT, Sandi L Perano <[sandilperano@gmail.com](mailto:sandilperano@gmail.com)> wrote:

Hi Jeff,

We did have an updated title report done (dated July 26, 2023) with just our parcel (as a requirement of the use permit) and Dante emailed that to you yesterday. If you didn't get that, please let me know. As for 8, 47, 48, 50 and 51 they are on the plot map (as built, attached) you guys previously did and nothing has changed. Don't know why those are being questioned. Will need to put in the tents in the plot map you do, which is in the area behind space 49. Dante had the property surveyed when we bought it years ago and there are green stakes with white tips showing the property corners from our property and traphagans.

Like Dante said, let's proceed. Let us know when you plan on going to the RV park and perhaps Dante and I could meet you on site.

Kind Regards,

Sandi Perano

On Sep 11, 2023, at 8:35 AM, [nst@frontiernet.net](mailto:nst@frontiernet.net) wrote:

Dante,

We will need your current Title Report. We have one dated 6/11/21, so if that is the latest, we will use it and show any easements on the report. We can create a plan of the RV Park with the parcel boundaries and the utility plan (as built) that we generated years ago. The only way to locate lots 8, 47, 48, 49, 50, and 51 and the 5 tent sites and any other utilities is to survey them. Our maps don't show any tent sites and several of the RV spaces must have been moved. Also, we need to locate the additional parking.

We charge \$280 / hr for the survey and \$100 / hr for the drafting. Let me know if you want to proceed and we can schedule the field work.

Jeff

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Susanville, CA 96130  
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[www.nstengineering.com](http://www.nstengineering.com)

On Friday, September 8, 2023 at 03:38:46 PM PDT, Dante Perano  
<[dperano@gmail.com](mailto:dperano@gmail.com)> wrote:

Hi Jeff

Hope all is well your way... Enclosed you will find the last letter from the County in regards to our Use Permit. Could you help in providing information you may have regarding the information requested? I have some basic maps, but you may have by design the locations of hookups, parcel boundary including location of existing water tank, and existing and future parking spaces as outlined in the original design.

Thanks So Much,  
Dante'

Thank you for submitting the updated Condition of Title Report. Your previously submitted plot plan is attached to this email. We are still waiting for a revised plot plan, updated to reflect the following requested information:

**Plot plan**

**-parcel boundaries**

**-type (e.g., water, sewage, electric), number, and location of all hookups (or state that all sites are full hook-up)**

**-additional parking spots**

**-number of tent camping sites** (looks like a general area on the plot plan, provide details) (information from Chuck Chitwood was sent with your 7/25/23 email that there are 5 tent spots not numbered, plus lots 8, 47, 48, 49, and possibly lots 50 and 51. Please confirm when spots are tent sites and if they are tent sites only and update the plot plan to reflect this information. He also stated "Non hookup lots only" but it is unclear if that applied to all of the listed site numbers and 5 tent spots not numbered. Please clarify).

**-known easements (if none, confirm) – Easements should be included in your updated Condition of Title Report**

-are all water lines for camping sites, shower/restroom/laundry, rec room, restaurant, store, office, cook's cabin, manager's cabin, fire hydrants, etc., hooked up to the one well depicted on the plot plan at the northeast corner of the camping sites? *(Please answer.)* Is there a 100,000 gallon tank utilized as mentioned in the application (if so, show on plot plan and describe how it is filled), or is the depicted well the only water source accessed by the park? (It will likely be a condition that the fire hydrant type and spacing, water storage facilities, and flow rates shall conform to the County Fire Warden and local fire district specifications.) *(Please answer all questions and clarify information as necessary.)*

Please answer the following questions as well.

**Other information**

-confirm that no improvements such as concrete slabs, paving, fencing, landscaping are being proposed

-maximum length of stay proposed for customers *(Please confirm that by "Length of stay will be the maximum allowed" you are saying that you do not intend to impose a maximum length of stay.)*

Please let us know if you have any questions.

Thank you,

Nancy J. McAllister