**INITIAL STUDY #2022-002 FOR PLANNED DEVELOPMENT PERMIT #2022-001, and PARCEL MAP #2022-004, BIANCO**

**DETERMINATION:**

On the basis of this Initial Study:

☐ I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project and mitigation measures have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT will be required.

Maurice L. Anderson,
Environmental Review Officer

June 1, 2023
Date

| | |
|---|---|
| **Project Title:** | Planned Development #2022-001, Parcel Map #2020-001, |
| **Lead Agency Name and Address:** | Lassen County Department of Planning and Building Services<br>707 Nevada Street, Suite 5<br>Susanville, CA 96130 |
| **Project Location:** | The project sites are located south of Hwy 147 in Lassen County, ¼ mile west of Clear Creek and 25 miles west of Susanville (via Highways 36 and 147). |
| **Proponent's Name:** | Stephanie Bianco |
| **General Plan:** | "Planned Development Residential" per the *Westwood Clear Creek Area Plan, 2002.* |
| **Zoning:** | P.U.D. (Planned Unit Development) |
| **Authority:** | Planned Development Permit, Lassen County Code Section 18.116 et seq.<br>Parcel Map, Lassen County Code Section 16.20 et seq. |

# CONTENTS

Project Description…… 3
Project Location…… 4
Environmental Setting…… 4

## FIGURES and TABLES

Figure 1: Vicinity Map…… 3
Figure 2: Existing Parcels, Proposed Parcels, Proposed Plot Plan…… 4
Table 1: Surrounding Land Use…… 4

## SECTION

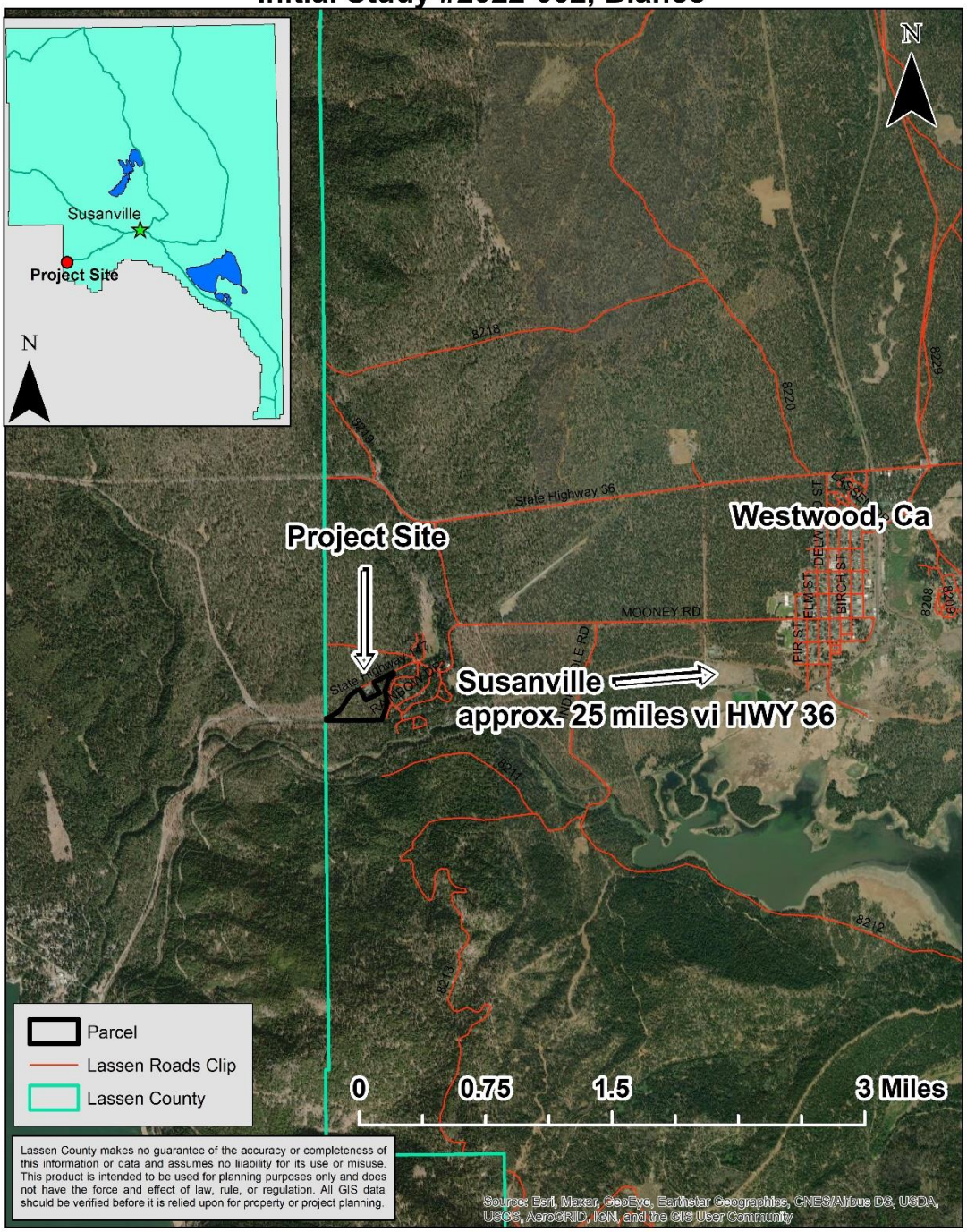
1. LAND USE AND PLANNING ..... 9
2. POPULATION AND HOUSING ..... 19
3. GEOLOGIC PROBLEMS ..... 20
4. HYDROLOGY AND WATER QUALITY ..... 24
5. AIR QUALITY ..... 28
6. TRANSPORTATION/TRAFFIC ..... 32
7. BIOLOGICAL RESOURCES ..... 34
8. MINERAL RESOURCES ..... 37
9. HAZARDS AND HAZARDOUS MATERIALS ..... 37
10. WILDFIRE ..... 41
11. NOISE ..... 43
12. PUBLIC SERVICES ..... 44
13. UTILITIES AND SERVICE SYSTEMS ..... 46
14. ENERGY ..... 48
15. AESTHETICS ..... 49
16. CULTURAL RESOURCES ..... 53
17. TRIBAL CULTURAL RESOURCES ..... 55
18. RECREATION ..... 56
19. AGRICULTURE AND FORESTRY RESOURCES ..... 56
20. GREENHOUSE GAS EMISSIONS ..... 58
21. MANDATORY FINDINGS OF SIGNIFICANCE ..... 59

## ATTACHMENTS

Attachment 1, Project Applications and Supporting Information
Attachment 2, Notice of Early/Informal Consultation dated June 20, 2022
Attachment 3, State Water Resources Control Board Response to Notice of Early/Informal Consultation dated July 12, 2022
Attachment 4, California Department of Fish and Wildlife Response to Notice of Early/Informal Consultation dated July 15, 2022
Attachment 5, Cultural Research Associates Phase 1 Archaeological Study Negative Survey – Letter Report dated June 2021 (without Appendix A – Records Search – Confidential Information)

**Project Description:** Planned Development, and Tentative Parcel Map (creating 4 parcels) for an undeveloped 29.72 -acre parcel near Clear Creek Ca. Proposed onsite developments include; two building sites for future residences (proposed parcels 3 and 4), an equestrian arena and barn (proposed parcel 3), one commercial property for proposed Bakery/Coffee Shop employing 3-4 people (proposed parcel 1), and a 10 space, full service (water, sewer, and power hookups) Recreational Vehicle (RV) park. All proposed development is within building sites indicated on sheet 3 of the proposed map. The remaining portions of the proposed parcels outside of the identified building sites will be preserved as open space.

**Initial Study #2022-002, Bianco**



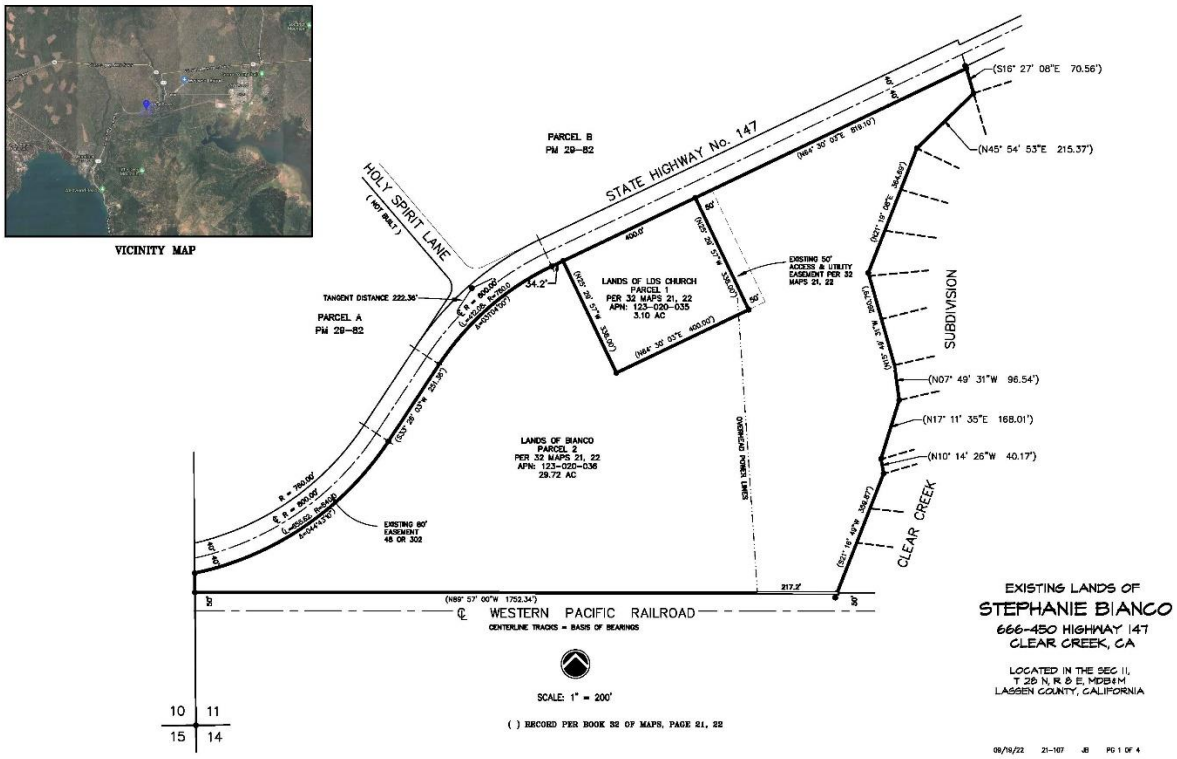
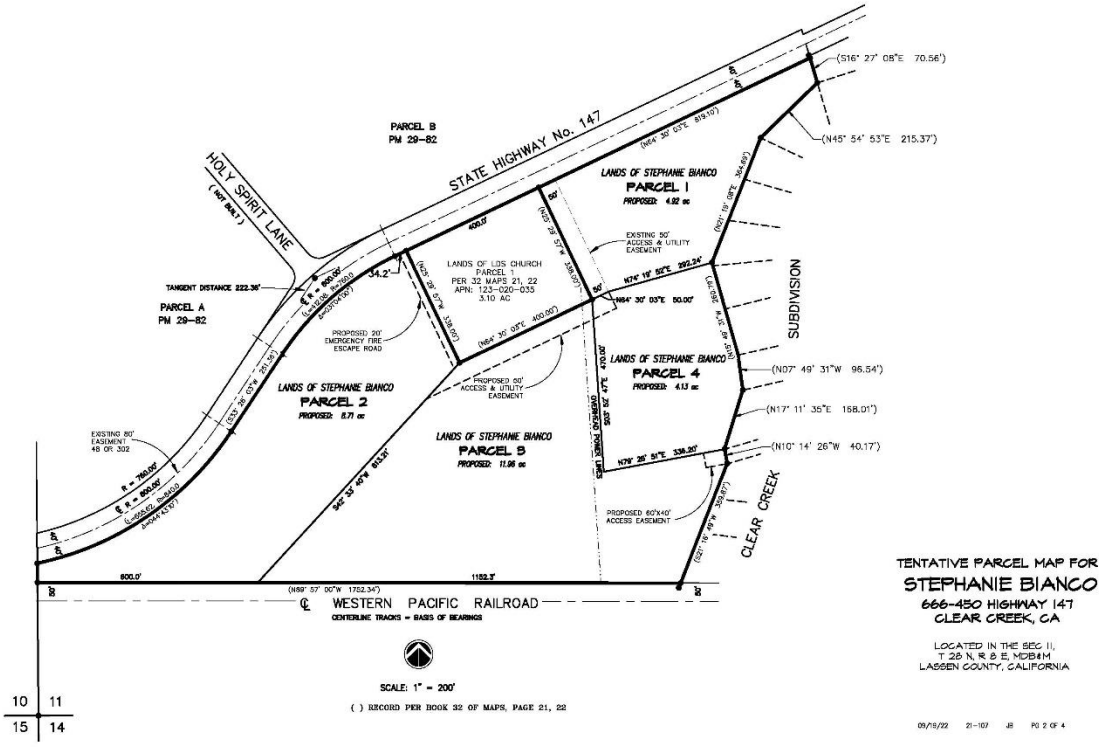
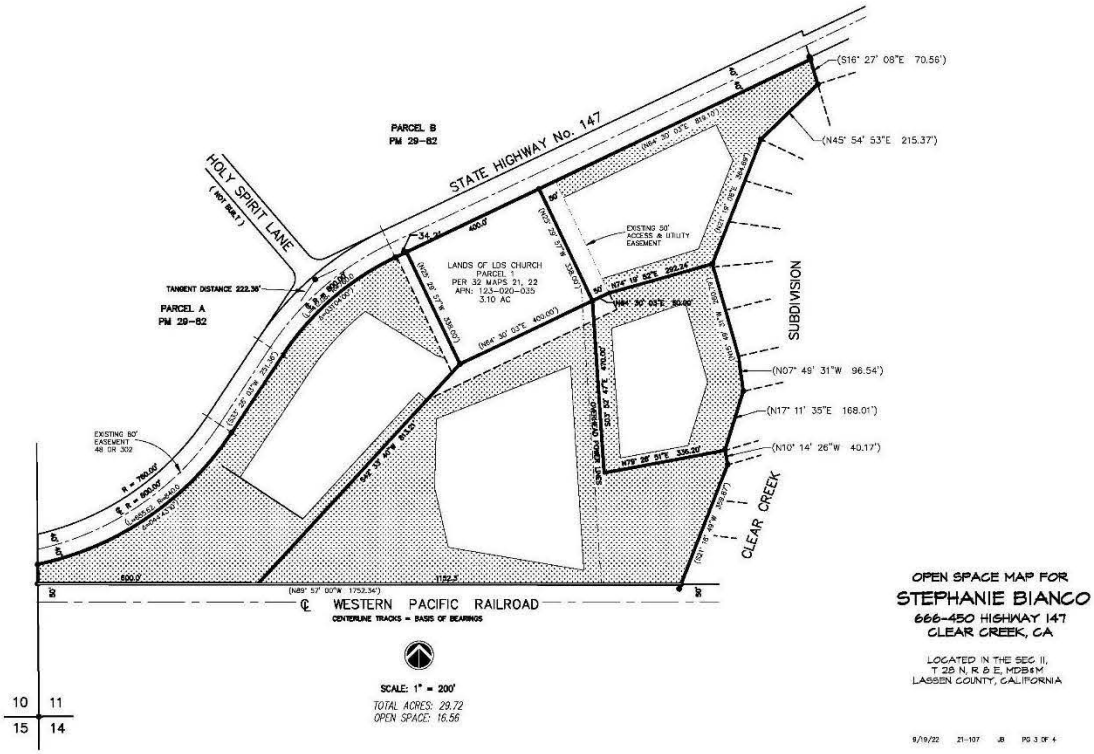
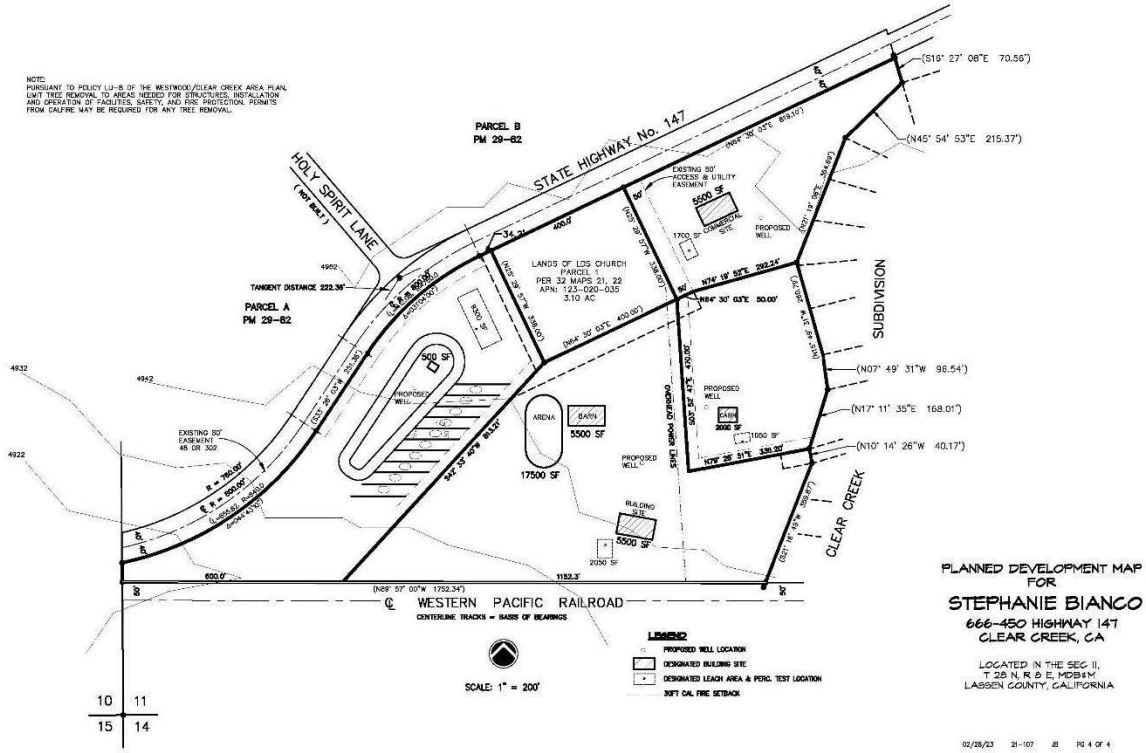



**Figure 2. Existing Parcels, Proposed Parcels, Proposed Plot Plan**




STATE HIGHWAY No. 147
HOLY SPIRIT LANE
PARCEL B
PM 29-82
PARCEL A
PM 29-82
LANDS OF LDS CHURCH
PARCEL 1
PER 32 MAPS 21, 22
APN: 123-020-035
3.10 AC
SUBDIVISION
CLEAR CREEK
WESTERN PACIFIC RAILROAD
CENTERLINE TRACKS = BASIS OF BEARINGS
SCALE: 1" = 200'
TOTAL ACRES: 29.72
OPEN SPACE: 16.56
OPEN SPACE MAP FOR
STEPHANIE BIANCO
666-450 HIGHWAY 147
CLEAR CREEK, CA
LOCATED IN THE SEC II,
T 28 N, R 8 E, MDB&M
LASSEN COUNTY, CALIFORNIA


NOTE:
PURSUANT TO POLICY LU-8 OF THE WESTWOOD/CLEAR CREEK AREA PLAN, LIMIT TREE REMOVAL TO AREAS NEEDED FOR STRUCTURES, INSTALLATION AND OPERATION OF FACILITIES, SAFETY, AND FIRE PROTECTION. PERMITS FROM CALFIRE MAY BE REQUIRED FOR ANY TREE REMOVAL.
STATE HIGHWAY No. 147
HOLY SPIRIT LANE
PARCEL B
PM 29-82
PARCEL A
PM 29-82
LANDS OF LDS CHURCH
PARCEL 1
PER 32 MAPS 21, 22
APN: 123-020-035
3.10 AC
SUBDIVISION
CLEAR CREEK
WESTERN PACIFIC RAILROAD
CENTERLINE TRACKS = BASIS OF BEARINGS
SCALE: 1" = 200'
LEGEND
PROPOSED WELL LOCATION
DESIGNATED BUILDING SITE
DESIGNATED LEACH AREA & PERC. TEST LOCATION
30FT CAL FIRE SETBACK
PLANNED DEVELOPMENT MAP
FOR
STEPHANIE BIANCO
666-450 HIGHWAY 147
CLEAR CREEK, CA
LOCATED IN THE SEC II,
T 28 N, R 8 E, MDB&M
LASSEN COUNTY, CALIFORNIA

**Project Location:** The project sites are located directly south of Hwy 147 in Lassen County, ¼ mile west of Clear Creek, CA and 25 miles west of Susanville, Ca (via Highways 36 and 147).

**Environmental Setting:** The parcel is currently unimproved.

ACCESS: Access to the project site is from Highway 147.
VEGETATION: According to the California Department of Fish and Wildlife's (CDFW) California Natural Diversity Database's QuickView Tool[1], no rare, threatened, or endangered species pursuant to the U.S. and State of California Endangered Species Act are known to populate the subject parcels or area.[2] According to the plants species ranked by the California Native Plant Society in the Westwood West Quadrant include the following:

| | | |
|---|---|---|
| Erigeron inornatus var. calidipetris | Hot Rock Daisy | 4.3 |
| Oreostemma elatum | Tall Alpine-Aster | 1B.2 |
| Cryptantha glomeriflora | Clustered-Flower Cryptantha | 4.3 |
| Brasenia schreberi | Watershield | 2B.3 |
| Silene occidentalis ssp. occidentalis | Western Campion | 4.3 |
| Stellaria longifolia | Long-Leaved Starwort | 2B.2 |
| Carex davyi | Davy's Sedge | 1B.3 |
| Lewisia kelloggii ssp. kelloggii | Kellogg's Lewisia | 3.2 |
| Botrychium ascendens | Upswept Moonwort | 2B.3 |
| Botrychium crenulatum | Scalloped Moonwort | 2B.2 |
| Botrychium minganense | Mingan Moonwort | 2B.2 |
| Botrychium montanum | Western Goblin | 2B.1 |
| Cypripedium californicum | California Lady's-Slipper | 4.2 |
| Cypripedium fasciculatum | Clustered Lady's-Slipper | 4.2 |
| Castilleja lassenensis | Lassen Paintbrush | 1B.3 |
| Muhlenbergia jonesii | Jones' Muhly | 4.3 |
| Potamogeton praelongus | White-Stemmed Pondweed | 2B.3 |
| Rhamnus alnifolia | Alder Buckthorn | 2B.2 |

Again, none of the aforementioned species shown have a listed federal, state, or CDFW status.

A site visit was conducted May 13, 2022, and none of the plant species listed above were observed. The site visit showed that the parcel contains various grasses (native and non-native), manzanita, white-thorn, white fir, ponderosa pine, sugar pine, Russian thistle.

[1] https://apps.wildlife.ca.gov/bios/?tool=cnddbQuick. Site accessed August 24, 2022.
[2] U.S Fish and Wildlife Service. https://ecos.fws.gov/ecp/report/species-listings-by-tax-group?statusCategory=Listed&groupName=All%20Plants. Site accessed August 24, 2022.

WILDLIFE: No rare, threatened, or endangered species pursuant to the U.S. and State of California Endangered Species Act are known to populate/have been observed on the subject parcels[3]; however, according to the CDFW's California Natural Diversity Database, animals reported in the Westwood West Quadrant with a listed federal, state, or CDFW status include the following:

| Scientific_Name | Common_Name | Federal_Status | State_Status | CDFW_Status |
|---|---|---|---|---|
| Ambystoma macrodactylum sigillatum | Southern Long-Toed Salamander | None | None | SSC |
| Accipiter gentilis | Northern Goshawk | None | None | SSC |
| Accipiter striatus | Sharp-Shinned Hawk | None | None | WL |
| Haliaeetus leucocephalus | Bald Eagle | Delisted | Endangered | FP |
| Antigone canadensis tabida | Greater Sandhill Crane | None | Threatened | FP |
| Pandion haliaetus | Osprey | None | None | WL |
| Strix occidentalis occidentalis | California Spotted Owl | None | None | SSC |
| Empidonax traillii | Willow Flycatcher | None | Endangered | - |
| Bombus occidentalis | Western Bumble Bee | None | None | - |
| Desmona bethula | Amphibious Caddisfly | None | None | - |
| Canis lupus | Gray Wolf | Endangered | Endangered | - |
| Vulpes vulpes necator pop. 1 | Sierra Nevada Red Fox - Southern Cascades DPS | None | Threatened | - |
| Taxidea taxus | American Badger | None | None | SSC |
| Myotis volans | Long-Legged Myotis | None | None | - |

None of the status species listed are known to be present on the site. For more information regarding southern long toed salamander, northern goshawk, sharp shinned hawk, bald eagle, greater sandhill crane, osprey, California Spotted Owl, willow fly catcher, Sierra Nevada Red Fox, American Badger, and gray wolf  See Section 7, titled "Biological Resources,"

HYDROLOGY: There are no natural drainage or impoundment features on this site. Clear Creek lies approximately 300' east of Proposed Parcels 1, 3, and 4, and runs in a southerly direction to its confluence with Hamilton Branch (approximately 700' south of the site). Hamilton Branch is a natural waterway connecting two manmade lakes Mountain Meadows Reservoir and Lake Almanor. The Federal Emergency Management Agency identifies the subject parcels as in a Zone "X" floodplain zone, defined as an "area of minimal flood hazard" (Zone "X," Panel #06035C2800D, 9/3/2010).

[3] U.S Fish and Wildlife Service. https://ecos.fws.gov/ecp/report/species-listings-by-tax-group?statusCategory=Listed&groupName=All%20Animals. Site accessed August 24, 2022.

SOILS: According to the Natural Resources Conservation Service's Web Soil Survey, the site consists of one soil type "Red river-Woodwest-Wafla 0-9 percent slopes[4]. Said soil has the following typical composition:

- *Redriver and similar soils:* 50 percent
- *Woodwest and similar soils:* 20 percent
- *Wafla and similar soils:* 15 percent
- *Minor components:* 15 percent

GEOLOGY: According to the California Department of Conservation California Geological Survey's (CGS) *Earthquake Fault Zone, Special Studies Zone Maps* and Earthquake Zones of Required Investigation (EQZ) App, the former effective as of November 1991, the latter as of April 2019, the Westwood West Quadrangle does not have any "active faults" (considered to have been active during Holocene time and to have a relatively high potential for surface rupture). According to CGS's EQZ app, the parcel is not within an earthquake fault zone."[5] However, said parcel has not been evaluated by CGS for liquefaction or seismic landslide hazards.

**Surrounding Land Use:** The subject parcel is located near Clear Creek, Ca in Lassen County. Land use immediately surrounding parcel includes an approximately 200 lot residential subdivision (Clear Creek), which is mostly developed and is served by a Community Services District (water only), and a Fire Protection District (structure protection) to the east; a church (Church of Jesus Christ Latter Day Saints) to the north, and a Burlington Northern Santa Fe railway to the south. The parcels immediately to the west appear to be undeveloped and are in Plumas County.

| | **Zoning** (see notes at bottom) | **Parcel Size** (acres) | **Land Use Designation** (*Westwood/Clear Creek Area Plan, 2002)* |
|---|---|---|---|
| **North** | P-C* | 186.1 | "Planned Development Residential" |
| **South** | TPZ** | 36.4 | "Extensive Agriculture" |
| **West** | N/A | N/A | Plumas County |
| **East** | R-1-B*** | Small residential parcels 1/3 to 2/3 of an acre | "Urban Residential, Low Density" |

*The P-C zoning district is the "Planned Community District" as defined in Chapter 18.50 of the Lassen County Code
**The TPZ zoning district is the "Timber Production Zone" as defined in Chapter 18.70 of the Lassen County Code
***The R-1-B zoning district "Single Family Residential, Building Site Combining District" as defined in Chapter 18.22/18.84 of the Lassen County Code.

[4] Natural Resources Conservation Service. https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx. Site accessed August 24, 2022.
[5] https://maps.conservation.ca.gov/cgs/EQZApp/app/. Site accessed March 19, 2023

# 1. LAND USE AND PLANNING

| **Would the project:** | **Potentially Significant Impact** | **Less Than Significant With Mitigation Incorporated** | **Less Than Significant Impact** | **No Impact** |
|---|---|---|---|---|
| a) Physically divide an established community? | ☐ | ☐ | ☐ | ☒ |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | ☐ | ☒ | ☐ | ☐ |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | ☐ | ☐ | ☐ | ☒ |

DISCUSSION:

(a) The proposed project would not physically divide any established community.

(b) The subject parcel is designated as Planned Development Residential by the *Westwood/Clear Creek Area Plan, 2002,* and is zoned P.U.D. (Planned Unit Development district) which through the planned development permit allows for development proposals consistent with the general plan or applicable area plan, zoning regulations, development guidelines and special provisions for residential uses as specified, and allows for residential development as specified in the R-1 (Single Family Residential) district and commercial development consistent with the C-L (Local Convenience Commercial) district. This map and planned development proposes 2 residential parcels, a Bakery/Coffee Shop and a 10 space recreational vehicle park (RV Park). No signs have been proposed as a component of this project, any future signing will be subject to the provisions of Lassen County Code.

As required by the P.U.D zoning district, and for consistency with the *Westwood/Clear Creek Area Plan, 2002* and this section, the planned development permit associated with this project shall contain a condition implementing the zoning restrictions of the R-1 district on proposed parcels 2, 3, and 4; and implementing the zoning restrictions of the C-L zoning district on proposed parcel 1.

As required by the P.U.D zoning district all areas outside of designated building sites shall be preserved as “open space” which is defined in section 18.48.040(2) of the Lassen County Code.

The proposed RV Park is also regulated Department of Housing and Community Development (HCD) under California Health and Safety Code 18610-18614. The

operator of the RV Park will be required to show compliance with all applicable HCD regulations and shall secure all necessary permits from HCD.

The following goals, objectives, implementation measures and descriptions from the *Westwood/Clear Creek Area plan, 2002*, pertain to the proposal.

***BACKGROUND****: The area plan favors in-fill of vacant lots and rehabilitation or replacement of old homes as the primary development pattern for residential development in Westwood. The area plan also indicates areas for possible expansion of residential uses adjacent to Westwood and Clear Creek in accord with the principles of planned unit development and clustering rather than random dispersion of homes. In an area of great scenic beauty and relative openness, haphazard groups of houses spread over the countryside can rapidly destroy scenic values. Several types of housing are appropriate for local communities in the planning area. These types are discussed below:*
*Town Residence: First priority for residential development in the planning area should be given to the in-fill and enhancement of the existing town pattern. The typical pattern of residential development in historic Westwood consists of small lots arranged in a regular street grid. This is designated and referred to in the revised area plan as Urban Residential, Low Density development. The area plan supports the maintenance of this pattern in previously subdivided areas of Westwood and Clear Creek. Vacant lots should be redeveloped. Rehabilitation of sound old structures and replacement of dilapidated houses should be encouraged and supported. This will provide historic continuity to a pleasant small town environment.*

*Multi-family Residential: Limited land in the planning area should be devoted to well-planned, aesthetic multi-family housing. As a land use designation, this is addressed as Urban Residential, High Density@ land use in the revised area plan. This type of housing will be appropriate for some retired persons and new families. Housing types could include duplex units, garden apartments, condominiums and townhouses. The location of multi-family units needs to consider proximity to shopping and services to reduce automobile traffic and long pedestrian and bicycle distances and street crossings. It also needs to respect the historic character of existing single-family housing districts.*

*Mobile Home Parks: California Government Code Section 65852.7 states that mobilehome parks, as defined in Section 18214 of the Health and Safety Code, shall be deemed a permitted land use on all land planned and zoned for residential land use as designated by the applicable general plan; provided, however, that a use permit may be required. Mobilehome parks may, in this context, be proposed as a mobilehome planned unit developments. However, there needs to be a careful distinction between mobilehome parks for long-term residential use and the short-term, transient usage of recreation vehicle and trailer parks. Whereas a mobilehome park is a residential land use, RV/trailer parks are and need to be considered as commercial campgrounds.*

*Planned Development Residential: The 1968 plan indicated areas for recreation estates with lots one-acre in size and larger. This type and density of development was considered appropriate to certain wooded areas to minimize tree cutting and grading,*

*and to allow for houses on the edge of meadows that could take advantage of terrain features. In the revised area plan the concept of recreation estates has evolved into the concept of Planned Development Residential areas adjacent to Westwood and Clear Creek. These areas, with the development of necessary infrastructure, can accommodate residential development and incorporate conservation subdivision features.*

*Typically, the corresponding zoning district for the Planned Development Residential land use designation is "PUD", Planned Unit Development District. Other zoning districts may be used, however, including the "P-C", Planned Community District, if established prior to January 31, 1984, consistent with a specific projects development plan. Average building intensity should not exceed four dwelling units per acre over the entire development area and it is expected that density options and clustering will be used to maximize effective development configurations and use of open space and to reduce development costs. Population density would average 12 people per acre. However, more specific building intensities and population densities may be considered under project-specific circumstances.*

*At some point in the future, the County may adopt more particular development standards for Planned Development Residential areas. In the Westwood/Clear Creek planning area, proposed development in these areas should be especially cognizant of policies and provisions for new development as outlined earlier in this area plan. This includes Implementation Measure LU-C, stating: The County will require planners and developers of proposed new projects, especially projects that propose to develop large areas of land, to evaluate and map areas of notable natural resource value on and near the development site and to incorporate provisions into their development plans that will protect and/or mitigate significant adverse impacts to those resources (e.g. utilize a conservation subdivision design procedures or similar planning methodology).*

*Recreational vehicle (RV) parks, in terms of land use character, are considered to be commercial recreation campgrounds. Due to the typical transient character of RV's and campers, the location of parks for them should be treated as commercial campgrounds and not mixed with long-term residential land use. Furthermore, as discussed in the 1968 Plan, trailers and RV's are by design conspicuously man-made objects and, like groups of parked cars, must not be allowed to intrude upon significant views. Sunlight glaring from the tops of half-hidden trailers can spoil the view. Therefore, the screening of parking areas should be complete. With proper choice of site, provision of adequate maneuvering room, sanitary facilities, natural camouflage and proper screening, trailer and RV parks can fulfill their functions with minimum disruption of the natural setting and residential neighborhoods.*

***1. GENERAL LAND USE***

- *IMPLEMENTATION MEASURE LU-A: The County shall utilize the zoning provisions of the Lassen County Code to establish and enforce zoning districts which correspond to the land use designations of this area plan and to consider the approval of related use permits, land divisions and development proposals for*

*consistency with the policies, land uses and programs specified in this area plan land use element.*

***2. NEW DEVELOPMENT***

- *GOAL L-2: New development compliments and builds upon the positive characteristics of the community and does not cause significant adverse impacts to local natural and community resources.*

- *POLICY LU-5: New development should not have significant adverse impacts on important wildlife habitat.*

- *POLICY LU-6: Residential development and other urban-type development must be located within a community service district or special district that will provide, at a minimum, structural fire protection.*

- *POLICY LU-7: New development that requires the installation of new septic tanks in the planning area shall be minimized. Such systems should only be considered for occasional special use when, due to necessary site selection, the use cannot be connected to a community sewage system. (This policy does not apply to the replacement of existing septic systems when a new system will improve system performance.)*

- *POLICY LU-8: Tree cutting within communities for the purpose of clearing land for development should be minimized, compatible with the setting, and limited to areas needed for structures, installation and operation of facilities, safety, fire protection, and visual enhancement. (This policy does not apply to clearing for agricultural uses including approved logging and timber thinning operations.)*

- *POLICY LU-9: The County encourages the undergrounding of utilities in the planning area, especially for new construction.*

- *POLICY LU-10: The land use designation of urban reserve is used as an overlay designation to indicate areas where urban-type uses may be considered in the future.*

- *IMPLEMENTATION:*
- *MEASURE LU-C: The County will require developers of proposed new projects, especially projects that propose to develop large areas of land, to evaluate and map areas of notable natural resource value on and near the development site and to incorporate provisions into their development plans that will protect and/or mitigate significant adverse impacts to those resources (e.g. utilize A conservation subdivision@ design procedures or similar planning methodology).*

- *MEASURE LU-D: The County shall continue to utilize the California Environmental Quality Act (CEQA) process, when applicable, to evaluate the*

*potential impacts of proposed changes in land uses and require appropriate mitigation measures when needed.*

- *MEASURE LU-E: The County will develop a program to encourage and support the undergrounding of power lines and other utility lines.*

***CLEAR CREEK COMMUNITY***

- *Policy LU-45: Development in Clear Creek will be subject to design review criteria that will minimize adverse impacts to residential districts and community open space and that will compliment Clear Creek's "mountain village" character.*

- *IMPLEMENTAION;*
- *Measure LU-BB: Design guidelines shall be developed to clarify and support the intent of Clear Creek's design goals and standards.*

***BACKGROUND:*** *The land use designations for the existing community of Clear Creek in this area plan do not propose substantial changes from the zoning that has evolved since adoption of the 1968 Westwood Plan. This primarily consists of low density residential uses, commercial uses along Highway 147, and continued use of Clear Creek Park and the facilities of the Clear Creek Community Services District (CSD) as institutional uses. These uses are located within the Clear Creek CSD.*
*Due to the compact size of the community of Clear Creek and its location on Highway 147, commercial uses should emphasize local convenience and highway commercial services including those that are substantially tourism-oriented. The design and operation of commercial and other non-residential development needs to minimize impacts on residential areas in the vicinity. A section of the Community Character Element of this area plan is devoted to discussing community design issues in Clear Creek.*
*An area adjacent to the existing community of Clear Creek is designated "Planned Development Residential" as indicated on the Clear Creek Land Use Map. In 1976, an area approximately 270 acres in size adjacent to the community of Clear Creek was zoned P-C, Planned Community District. The parcels in this area are currently outside the Clear Creek CSD and they are located outside the Sphere of Influence of that district. It has been proposed that these parcels will continue to be zoned "P-C", Planned Community District. If land owners in this area propose a development project in the future, they will need to comply with the requirements of the P-C District and it is expected that any new development would need to be annexed to the CSD to obtain community services or that a. new service district would need to be formed adjacent to the existing CSD.*

***Community Character Element: Clear Creek***
*Whereas Westwood was developed as a full-service mill town, the community of Clear Creek was developed almost exclusively as a residential community with limited commercial development along Highway 147. The overall character of the community is often described as a "mountain village" and, based on comments from residents and the Clear Creek Property Owners Association during preparation of the area plan, there is*

*strong local sentiment that the community desires to retain that character. A spokesperson for the Clear Creek Community Services District, in addressing the community character resources of the area, wrote, "The qualities most valued are the quiet peacefulness and beauty of our community. What gives Clear Creek these qualities are the mature trees, clear clean running water, open meadow areas, and wildlife that are attracted to the area and surrounding forest."*
*Several recommendations were made by the Clear Creek CSD and the Clear Creek Property Owners Association concerning community character issues in and around the community. The comments of the Clear Creek CSD and the Clear Creek Property Owners Association express concern not only for future development and the need for design guidelines in the community of Clear Creek itself but also concern for the quality of development that may be undertaken adjacent to the community ( e.g., in areas that are to be designated "Planned Development Residential"). Comments intended to "help enhance and maintain Clear Creek's mountain village charm" have included:*

- *Design of buildings should enhance the woodland setting. The trend of "cottage-style" homes should be encouraged. Reflective roofing and building materials should not be allowed.*
- *Roads within the community meander with gentle curves and that design theme should be continued for new development.*
- *Design of the entire commercial district should encourage pedestrian traffic and include mandatory landscaping. If possible, development should include covered porches or walkways.*
- *Bicycle and pedestrian walkways and crosswalks should be established.*
- *If there are new residential areas adjacent to Clear Creek, changes need to blend into the area and not "stand out like a sore thumb". Development of land adjacent to local communities should be subject to design guidelines that are compatible with the communities.*
- *Single-family dwellings should include off-street parking and a garage or carport because of snow removal objectives.*

- *GOAL L-5: Orderly, contiguous growth and appropriate land-conserving densities as an alternative to sprawl and "leap-frog" development.*

- *LU-3 POLICY: Future residential development should consist of the expansion of, or be located adjacent to, existing communities, designated residential centers, and established residential areas. An increasing number of small, isolated housing tracts in outlying areas shall be discouraged since they are difficult to provide with urban services and they tend to disrupt the surrounding rural and productive activity of ranches, forests and farms.*

- *LU-9 POLICY: County zoning and subdivision regulations shall protect agricultural and open space lands, including grazing lands and wildlife habitat, by not allowing land divisions intended for residential use to be developed in areas which are not specifically designated in the General Plan or an area plan*

*for community development land use (e.g., rural residential or agricultural residential) and zoned accordingly.*

***3. NEIGHBORHOOD QUALITY***

- *GOAL L-3: Neighborhoods which offer safe and pleasant living environments for residents of the planning area.*

- *POLICY LU-11: The County supports the need to maintain safe and pleasant living environments and, in consideration of related land use decisions, shall require mitigation of impacts which significantly threaten such qualities.*

- *IMPLEMENTATION:*
- *MEASURE LU-F: In the course of reviewing development proposals, the County will consider how proposed development will relate to and affect the quality of neighborhoods in the vicinity and will consider mitigation measures, conditions of approval, and other means to protect the safety and quality of life in those neighborhoods.*

***5. RESIDENTIAL DEVELOPMENT***

- *GOAL L-6: An adequate amount of housing and diversified residential opportunities, including affordable housing, which are located with consideration to the availability of support services and infrastructure, avoidance of conflicting land uses, and the minimization of development impacts.*

- *GOAL L-7: Accommodate modest population growth by filling in existing vacant lots and adding to existing communities.*

- *GOAL L-8: Locate multi-family dwellings and mobile home parks at appropriate sites as needed.*

- *POLICY LU-16: The area plan land use maps provide specific residential land use designations for areas in which residential uses of various types and densities should be developed.*

- *IMPLEMENTATION:*

- *MEASURE LU-K: The County will refer to the Lassen County Housing Element for applicable policies pertaining to the development of housing in the planning area.*

- *MEASURE LU-L: The County will continue to utilize building and development codes to regulate new residential development projects.*

***GENERAL PLAN**: It should be noted that the Lassen County General Plan also contains the following land use goal and policies which also apply to the Westwood/Clear Creek Planning Area:*

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

- *Implementation Measure LU-A: The County shall utilize the zoning provisions of the Lassen County Code to adopt and enforce corresponding zoning districts, and to consider the approval of related use permits and land divisions, which implement and are compatible with the policies, general land uses and programs specified in this Land Use Element and in area plans adopted as part of the General Plan.*

- *Implementation Measure LU-B: The County recognizes the need and legal requirements for making land use decisions which are consistent with the General Plan.*

***1. ISSUE: Land Use Compatibility***

- *GOAL L-4: Compatibility between land use types by providing for complementary mixtures and patterns of land uses.*

- *LU-6 POLICY: The County recognizes general plan land use designations and consistent zoning as the appropriate and primary tools for attempting to achieve and maintain compatibility of land uses within the context of the County's land use authority and local control.*

- *Implementation Measure LU-F: The County shall continue to utilize the California Environmental Quality Act (CEQA) process, when applicable, to evaluate the potential impacts of proposed changes in land uses on surrounding lands and to implement appropriate mitigation measures when needed.*

***2. ISSUE: Growth and Development***

- *GOAL L-5: Orderly, contiguous growth and appropriate land-conserving densities as an alternative to sprawl and "leap-frog" development.*

***6. ISSUE: Commercial Land Uses***

- *GOAL L-12: Increase community wealth and the provision of needed commercial services through economic growth and diversification by sustaining and facilitating the expansion of existing commercial operations and by encouraging new commercial ventures.*

- *LU29 POLICY: The County supports the economic viability of existing communities and will minimize the development of scattered commercial uses by directing commercial uses to existing town centers and commercial areas or the*

*orderly expansion of such areas, with limited exceptions including home occupations, agricultural-related sales, and specially-considered local convenience and highway commercial sites.*

- *LU30 POLICY: The County shall consider, on a case-by-case basis, the need and appropriateness of specially-zoned "local convenience" and "highway commercial" sites at carefully selected points where such commercial development may be warranted, subject to the consideration and approval of an appropriate commercial land use designation and corresponding zoning district requirements. Such proposals shall demonstrate why the related local convenience or highway commercial need cannot be adequately satisfied in or adjacent to existing town centers or locations which are already zoned for commercial land uses.*

***Scenic Corridor***
*Scenic Corridors identify areas bordering major highways which have significant or sensitive scenic values due to the existence of significant scenic features and the level of public exposure to those areas. This designation always overlays a primary land use designation. Although special standards may apply to development within such corridors (e.g., design review criteria), uses allowed and corresponding zoning and development standards, including building intensity and population density, are factors of the primary land use designations.*

- *GOAL N-23: Scenic resources of high quality which will continue to be enjoyed by residents and visitors and which will continue to be an asset to the reputation and economic resources of Lassen County.*

- *NR78 POLICY: The County has identified areas of scenic importance and sensitivity along state highways and major County roads and has designated those areas as "Scenic Corridors". (Refer to the General Plan land use map and related designations in various area plans, which may also be regarded as "scenic highway corridors".) The County will develop and enforce policies and regulations to protect areas designated as scenic corridors from unjustified levels of visual deterioration.*

- *Implementation Measure NR-V: Areas designated and zoned for development in scenic corridors shall be zoned as "Design Review Combining Districts" or otherwise regulated to require review and management by the County of the visual impacts of proposed development.*

- *Implementation Measure NR-W: The County shall adopt design and development standards for use in "Design Review" areas and scenic corridors to guide the consideration and management of potential significant impacts to scenic resources.*

- *GOAL N-24: Protection of the scenic qualities of the county's night sky.*

- *NR81 POLICY: The County shall maintain and enforce policies, development standards and mitigation measures to control lighting generated by development and to minimize the unnecessary adverse impacts of such lighting in the vicinity of the development and on the general scenic qualities of the night sky in the area.*

The project, as conditioned/mitigated (below), is consistent with all pertinent goals, objectives, implementation measures and descriptions from the *Lassen County General Plan, 2000, and the Westwood Clear Creek Area Plan, 2002* as outlined above. Consistency with this section is also dependent on additional compliance with additional provisions of the *Westwood Clear Creek Area Plan, 2002*, which are discussed under the other sections of this Initial Study. That said in order to obtain said consistency with the goals, policies, and implementation measures of the *Lassen County General Plan, 2000*, and the *Westwood Clear Creek Area Plan, 2002*, the following mitigation measures will be implemented:

- A note shall be added to Sheet 4 of the Final map stating that "prior to development, the (3) residential parcels must be included into the Clear Creek Community Services District for Fire Protection. The Planned Development Permit shall also include this measure as a condition.

- All construction shall be subject to design review, and adhere to applicable standards from the Westwood Design Guidelines. Reflective roofing and building materials shall be prohibited. The Planned Development Permit shall include this measure as a condition.

- The zoning restrictions of the R-1 district shall be imposed on proposed parcels 2, 3, and 4; and the zoning restrictions of the C-L zoning district shall be imposed on proposed parcel 1

- All development shall be confined to the identified building sites on each of the proposed parcels.

- All area outside of the designated building sites shall be preserved as "open space" as defined in section 18.48.040 (2) of the Lassen County Code.

- A private fire protection system shall be installed and maintained consisting of hydrant risers connected to the park water main or a separate system capable of delivering seventy-five gallons per minute at thirty pounds per square inch for a period of two hours with at least two lines open, in addition to the normal requirement of the park, and with the hydrants located within one hundred feet of each lot. Each hydrant shall be provided with an approved one and one-half inch national standard male outlet and shall have connected thereto one hundred feet of one and one-half inch synthetic, single jacketed fire hose with an approved nozzle. Fire hose shall be mounted on an approved hose rack or reel enclosed in a wooden or metal cabinet which shall be painted red and marked "FIRE HOSE" in four-inch letters of contrasting color. An annual check of this system will be required of the property owner. The Planned Development Permit shall include this measure as a condition.

- Prior to recordation of the final map and authorization to operate the Planned Development, an adequately maintained and continuously available emergency fire escape road shall be available and approved by the Fire Warden. Said emergency "fire escape road" requires a minimum twenty-foot right-of-way with a sixteen-foot-wide roadbed. The right-of-way may be a deeded easement or an alternative acceptable to the department of public works. Emergency fire escape roads are to be posted with an approved sign. The Planned Development Permit shall include this measure as a condition.

- Harvesting or removal of healthy trees by the property owner, for any purpose, shall only occur within the proposed building site, and may require approval form Cal Fire. This measure will not preclude any harvesting prescribed/ordered by Cal Fire or a certified silviculturist to protect forest health and/or prevent the spread of wildfire. The Planned Development Permit shall include this measure as a condition.

- Any landscaping proposed for parcels 1 and 4 shall be submitted and approved the County. The Planned Development Permit shall include this measure as a condition.

- The operator of the RV Park shall demonstrate compliance with all applicable HCD regulations and shall secure all necessary permits from HCD. The Planned Development Permit shall include this measure as a condition.

- Signs shall be subject to Section 18.106 of the Lassen County Code. The Planned Development Permit shall include this measure as a condition.

(c) The proposed project does not conflict with any known applicable habitat conservation plan or natural community conservation plan.

## 2. POPULATION AND HOUSING

| **Would the project:** | **Potentially Significant Impact** | **Less Than Significant With Mitigation Incorporated** | **Less Than Significant Impact** | **No Impact** |
|---|---|---|---|---|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | ☐ | ☒ | ☐ | ☐ |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | ☐ | ☐ | ☐ | ☒ |

| | | | | |
|---|---|---|---|---|
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | ☐ | ☐ | ☐ | ☒ |

DISCUSSION:

(a) The project may induce some population growth, especially if long-term occupancy of recreational vehicles is allowed. However, at maximum, the project proposes 3 home sites and 10 RV spaces some of which, presumably, would attract at least some transient RV users (e.g., travelers, campers). The project does not currently include the extension of public roads or other infrastructure, besides new leach areas to serve the site. That said, as discussed in Section 1 of this initial study, the Clear Creek Community has limited services and the project could induce substantial (relative) population growth in the area, to degree that could cause a significant effect on the environment. In order to reduce the potential for inducing significant population growth, the project will include a mitigation measure limiting the length of stay at the RV Park.

(b) The project will not displace any existing housing and will not necessitate the construction of replacement housing elsewhere.

(c) The project will not displace any people and will not necessitate the construction of replacement housing elsewhere.

The proposed project, with the following mitigation, is substantially reduces population and infrastructure concerns, and therefore will result in a less than significant impact

- Length of stay per individual occupant of the proposed RV Park shall be limited to 120 days in any 12 month period. This mitigation shall also be included as a condition of the Planned Development permit.

## 3. GEOLOGIC PROBLEMS

| **Would the project:** | **Potentially Significant Impact** | **Less Than Significant With Mitigation Incorporated** | **Less Than Significant Impact** | **No Impact** |
|---|---|---|---|---|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial | ☐ | ☐ | ☐ | ☒ |

| | | | | |
|---|---|---|---|---|
| evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | | | | |
| ii) Strong seismic ground shaking? | ☐ | ☐ | ☐ | ☒ |
| iii) Seismic-related ground failure, including liquefaction? | ☐ | ☐ | ☐ | ☒ |
| iv) Landslides? | ☐ | ☐ | ☐ | ☒ |
| b) Result in substantial soil erosion or the loss of topsoil? | ☐ | ☐ | ☒ | ☐ |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | ☐ | ☐ | ☐ | ☒ |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | ☐ | ☐ | ☒ | ☐ |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | ☐ | ☐ | ☒ | ☐ |

DISCUSSION:

According to the Natural Resources Conservation Service's (NRCS) Web Soil Survey, the project site is comprised entirely (100 percent) of Redriver-Woodwest-Wafla complex, 0 to 9 percent slopes (land capability not specified [irrigated] and 7s [nonirrigated]).

According to the California Department of Conservation California Geological Survey's (CGS) *Earthquake Fault Zone, Special Studies Zone Maps* and Earthquake Zones of Required Investigation (EQZ) App[6] (the former effective as of November 1991, the latter as of April 2019) the Westwood West Quadrangle does not have any "active faults" (considered to have been active during Holocene time and to have a relatively high potential for surface rupture). According to CGS's EQZ app, the project site is not within an "earthquake fault zone." However, said parcels has not been evaluated by CGS for liquefaction or seismic landslide hazards.

[6] California Department of Conservation. https://maps.conservation.ca.gov/cgs/EQZApp/app/. Site accessed November 1, 2022.

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

Mitigating factors include the fact that the project site is nearly flat, as observed during a site visit conducted May 13, 2022.

In light of the above, the proposed project would not expose people or structures to potential substantial adverse effect, including the risk of loss, injury, or death involving the rupture of a known earthquake fault as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault, strong seismic ground shaking, seismic-related ground failure (including liquefaction), or landslides.

(b) There are no slopes at the project site which removes the potential for substantial erosion, and therefore the project will have no impacts related to erosion.

(d) Expansive soils are predominantly composed of clays, which expand in volume when water is absorbed and shrink when the soil dries. Expansion is measured by shrink-swell potential, which is the volume change in soil with a gain in moisture. Soils with a moderate to high shrink-swell potential can cause damage to buildings and infrastructure.

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

Furthermore, the California Supreme Court has determined that ordinary "CEQA analysis is concerned with a project's impact on the environment, rather than with the environment's impacts on a project and its users or residents."[7] Therefore, any impacts to life or property at the proposed project site on account of expansive soils would not be analyzed in this document.

In light of the above, the proposed project will not create substantial risks to life or property. Therefore, there is a less than significant impact to the environment on account of expansive soil.

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

(e) According to the Lassen County Local Agency Management Plan (LAMP), no local problem areas associated with Onsite Wastewater Treatment Systems (OWTS) impacts have been identified in Lassen County. However, some areas have unique problems for on-site systems and require special attention in siting and designing OWTS. These include Cady Springs area (area above City of Susanville's spring water source), Stones and Spalding areas (Eagle Lake Basin), Madeline Plains (seasonal flooding and some areas with hardpan), Lake Forest Subdivision (small lots, density), Leavitt lake (some areas with seasonal groundwater), and Clear Creek (high ground water surface waters), Johnstonville (high nitrates), and Doyle (dense development with individual wells and OWTS). Qualified Professionals are required to evaluate and design OWTS in these areas. This project site is not in an identified problem area.

That said, according to NRCS's Web Soil Survey, "Septic tank absorption fields are areas in which effluent from a septic tank is distributed into the soil through subsurface tiles or perforated pipe. The ratings are based on the soil properties that affect absorption of the effluent, construction and maintenance of the system, and public health." The soils at this site are rated as "very limited."[8] Potential problems have primarily to do with Seepage, Depth to Bedrock, and Large Stones.

Further, the LAMP identifies the following special conditions when considering OWTS: Certain conditions such as building in a flood plain, high ground water, less permeable soils (percolation rates slower than 60 MPI), limited parcel size, or excessive rock may necessitate that the septic system be designed by a Qualified Professional. None of the conditions listed have been identified at this site.

At the request of Lassen County Environmental Health percolation tests were conducted on all 4 proposed parcels and test pit soil profiles were also submitted. Two percolation test holes were excavated at each proposed parcel and 8 test runs were conducted in each hole. It should be noted that the septic system designs for the proposed project must also be evaluated and approved by Lassen County Environmental Health, the California Department of Housing and Community Development, and the Lahontan Regional Water Quality Control Board (as applicable) prior to construction. On Proposed Parcel 1, accepted percolation rates were 10 minutes/inch, and 12 minutes/inch, which would require 165-170 sq.ft. of leach area/bedroom. On Proposed Parcel 2, accepted percolation rates were 22 minutes/inch and 24 minutes/inch, which would require 220-230 sq.ft. of leach area/bedroom. On Proposed Parcel 3 the accepted percolation rates were 15 minutes/inch and 18 minutes/inch, which would require 190-205 sq.ft. of leach area/bedroom. On Proposed Parcel 4 the accepted percolation rates were 10 minutes/inch and 12 minutes/inch, which would require 165-175 sq.ft. of leach area

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

per bedroom. The proposed leach areas for each of the proposed parcels are: Parcel 1 (1700 sq.ft.), Parcel 2 (1050 sq.ft.), Parcel 3 (2050 sq.ft.), and Parcel 4 (9,300 sq.ft.). Soil profiles were conducted down to a depth of 8-feet at each site. All test pits encountered loose and moist soil from 0-3 feet consisting of brown silty sand with cobbles and scattered boulders. From 3-8 feet hard and dry sol was encountered, consisting of reddish brown silty sand with fractured volcanic tuff cobbles. At Proposed Parcel 4 groundwater was encountered at the 8-foot depth. The LAMP indicates a preferred leach line depth of 18 inches, and (for the percolation rates listed above) requires 5 feet of separation (depth) between the leach lines and the groundwater table. If buried at 18 inches all parcels, including Proposed Parcel 4 (where GW was encountered) would meet these requirements. Given the percolation results, LAMP requirements, and soils information impacts in this category are determined to be less than significant.

That said the following mitigations derived from other sections will further reduce the significance of impacts in this section.

- The applicant secure all required approvals from the Central Valley Regional Water Quality Control Board, Lassen County Environmental Health, and the California Department of Housing and Community Development for the proposed project and its related septic system. The Planned Development Permit shall include this measure as a condition

- Site-specific water supply evaluations of ground water quantity and direction of movement, site-specific soils investigations on suitability for disposal of sewage or septic tank effluent as well as depth to groundwater so as not to impair water quality, and provision of an appropriate method for treating and disposing of wastewater, which has been carefully reviewed and engineered to ensure safety and reliability, if leachfield capabilities are found to be inadequate. The Planned Development Permit shall include this measure as a condition

- Sewage dumping at the proposed RV park shall only be permitted for occupants of said RV park. The Planned Development Permit shall include this measure as a condition.

## 4. HYDROLOGY AND WATER QUALITY

| **Would the project:** | **Potentially Significant Impact** | **Less Than Significant With Mitigation Incorporated** | **Less Than Significant Impact** | **No Impact** |
|---|---|---|---|---|
| a) Violate any water quality standards or waste discharge requirements? | ☐ | ☒ | ☐ | ☐ |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table | ☐ | ☐ | ☒ | ☐ |

| | | | | |
|---|---|---|---|---|
| level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | | | | |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | ☐ | ☐ | ☒ | ☐ |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | ☐ | ☐ | ☒ | ☐ |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | ☐ | ☐ | ☐ | ☒ |
| f) Otherwise substantially degrade water quality? | ☐ | ☒ | ☐ | ☐ |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | ☐ | ☐ | ☐ | ☒ |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | ☐ | ☐ | ☐ | ☒ |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | ☐ | ☐ | ☐ | ☒ |
| j) Inundation by seiche, tsunami, or mudflow? | ☐ | ☐ | ☐ | ☒ |

DISCUSSION:

(a) Waste water discharge to surface and groundwater is regulated by the Central Valley Regional Water Quality Control Board (Central Valley). Central Valley did respond to the Notice of Informal Consultation circulated by the Lassen County Department of Planning and Building Services dated December 4, 2022, regarding water quality standards or waste discharge requirements. The placement of septic tanks and routing of leach lines is typically regulated by the Lassen County Department of Environmental

Health, who also did respond to the above Notice of Informal Consultation. In any case, both of the above agencies will also receive a copy of this initial study during the public comment period in order to have an opportunity to provide additional comment. See discussion on Onsite Wastewater Treatment Systems (OWTS) in the soils section of this Initial Study for additional information.

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

Additionally, mitigation measures will be included that the applicant secure all required approvals from the Central Valley Regional Water Quality Control Board, Lassen County Environmental Health, and the California Department of Housing and Community Development for the proposed project and its related septic system; site-specific water supply evaluations of ground water quantity and direction of movement, site-specific soils investigations on suitability for disposal of sewage or septic tank effluent as well as depth to groundwater so as not to impair water quality, and provision of an appropriate method for treating and disposing of wastewater, which has been carefully reviewed and engineered to ensure safety and reliability, if leachfield capabilities are found to be inadequate; and that sewage dumping on site only be permitted for occupants of the RV Park. In addition, per Section 2 of this initial study occupancy at the RV Park shall be limited to 120 days in any 12 month period.

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

(b) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. The project site is not within a designated Groundwater Basin,

(c) The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site. There are no natural or manmade drainage features on the site.

(d) The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.

The project site is Redriver-Woodwest-Wafla complex, 0 to 9 percent slopes (land capability not specified [irrigated] and 7s [nonirrigated]. According to the NRCS Web Soil Survey, both Galeppi sandy loam and Saralegui sandy loam within said complex

have a "none" rating for frequency of flooding, meaning that flooding is not probable. The chance of flooding is nearly zero percent in any year; flooding occurs less than once in 500 years. Both are also listed as "well drained."

Lastly, as indicated in the "Hydrology" portion of the "Environmental Setting" Section of this initial study, the Federal Emergency Management Agency identifies the subject parcels as mostly in a Zone "X" floodplain zone, defined as an "area of minimal flood hazard" (Zone "X," Panel #06035C2800D, 9/3/2010).

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

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

(f) According to NRCS's Web Soil Survey, "Septic tank absorption fields are areas in which effluent from a septic tank is distributed into the soil through subsurface tiles or perforated pipe. The ratings are based on the soil properties that affect absorption of the effluent, construction and maintenance of the system, and public health." Galeppi sandy loam is rated "very limited." Potential problems have primarily to do with slow water movement.

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

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

(h) The project site is not in the 100-year floodplain.

(i) The project will not expose people or structures to a significant risk of loss, injury, or death involving flooding.

(j) The project will not expose people or structures to a significant risk of loss, injury, or death by inundation on account of a seiche, tsunami, or mudflow.

The project, as conditioned/mitigated (below), is consistent with all pertinent goals, objectives, implementation measures and descriptions from the *Lassen County General Plan, 2000,* and the Lassen County LAMP*:*

- The applicant secure all required approvals from the Central Valley Regional Water Quality Control Board, Lassen County Environmental Health, and the California Department of Housing and Community Development for the proposed project and its related septic system. The Planned Development Permit shall include this measure as a condition.

- Site-specific water supply evaluations of ground water quantity and direction of movement, site-specific soils investigations on suitability for disposal of sewage or septic tank effluent as well as depth to groundwater so as not to impair water quality, and provision of an appropriate method for treating and disposing of wastewater, which has been carefully reviewed and engineered to ensure safety and reliability, if leachfield capabilities are found to be inadequate. The Planned Development Permit shall include this measure as a condition.

- Sewage dumping at the proposed RV Park shall only be permitted for occupants of said RV Park. The Planned Development Permit shall include this measure as a condition.

Given the above considerations and mitigations, the project will result in less than a significant effect to water quality and hydrology.

## 5. AIR QUALITY

| **Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:** | **Potentially Significant Impact** | **Less Than Significant With Mitigation Incorporated** | **Less Than Significant Impact** | **No Impact** |
|---|---|---|---|---|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | ☐ | ☐ | ☐ | ☒ |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | ☐ | ☒ | ☐ | ☐ |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | ☐ | ☐ | ☒ | ☐ |
| d) Expose sensitive receptors to substantial pollutant concentrations? | ☐ | ☐ | ☒ | ☐ |

| | | | | |
|---|---|---|---|---|
| e) Create objectionable odors affecting a substantial number of people? | ☐ | ☐ | ☒ | ☐ |

DISCUSSION:

The following goals, policies and implementation measures that pertain to air quality found in the *Lassen County General Plan, 2000* inform the analysis of this section:

> *GOAL N-22: Air quality of high standards to safeguard public health, visual quality, and the reputation of Lassen County as an area of exceptional air quality.*
>
> *NR74 POLICY: The Board of Supervisors will continue to consider, adopt and enforce feasible air quality standards which protect the quality of the County's air resources.*
>
> *Implementation Measure NR-Q: The County will continue to regulate the emission of pollutants within its jurisdiction through the regulations and procedures adopted for the Lassen County Air Pollution Control District (APCB).*

The United States Environmental Protection Agency (EPA) makes national designations for six airborne pollutants: ozone ($O_3$), particulate matter (suspended particulate matter [$PM_{10}$][9] and fine suspended particulate matter [$PM_{2.5}$][10]), carbon monoxide (CO), nitrogen dioxide ($NO_2$), sulfur dioxide ($SO_2$), and lead (Pb). These pollutants are regulated by the EPA's National Ambient Air Quality Standards (NAAQS), which measure the maximum amount of a pollutant that can be present in outdoor air over a specific period of time without harming public health. Lassen County is either "in attainment" or "unclassified" pursuant to the national area designations prepared by the EPA. Federal law requires that all states attain the NAAQS[11].

California also has ambient air quality standards (California Ambient Air Quality Standards or CAAQS) that predate the original NAAQS. In addition to the six criteria pollutants above, the CAAQS monitor four more: sulfates, hydrogen sulfide, visibility reducing particles, and vinyl chloride[12], although attainment[13] of the NAAQS has precedence over attainment of the CAAQS.

---

[9] Particulate matter 10 microns (micrometer) in diameter or less.

[10] Particulate matter 2.5 microns in (micrometer) diameter or less.

[11] The "unclassified" designation does not violate the NAAQS.

[12] California Air Resources Board (CARB, or alternately, ARB). Vinyl chloride is a colorless gas with a mild, sweet odor. Most vinyl chloride is used in the process of making polyvinyl chloride (PVC) plastic and vinyl products, and thus may be emitted from industrial processes. Vinyl chloride has been detected near landfills, sewage treatment plants, and hazardous waste sites, due to microbial breakdown of chlorinated solvents, although levels above the standard have not been measured in California since the 1970's. Today, vinyl chloride exposure is primarily an occupational concern. Vinyl chloride is the only pollutant that has a California Ambient Air Quality Standard and is also listed as a toxic air contaminant because of its carcinogenicity. Current regulatory efforts are under CARB's Air Toxics Program. Given the above, project-induced impacts related to the emission of vinyl chloride has been determined to have no known impact. Online at: https://www.arb.ca.gov/research/aaqs/common-pollutants/vc/vc.htm. Site visited April 4 2023.

[13] "Attainment" is the category given to an area with no violations in the last three years.

With the exception of vinyl chloride, the CAAQS pollutants are monitored by the California Air Resources Board (CARB).

CARB has designated Lassen County as "in attainment" or "unclassified"[14] in relation to the CAAQS for every pollutant[15] (Lassen County's $PM_{10}$, carbon monoxide and hydrogen sulfide levels are unclassified like the most of the Northeast Plateau Air Basin; its visibility-reducing particle levels are also unclassified like the rest of California, except for Lake County).

Under state law, local and regional air pollution control districts have the primary responsibility for controlling air pollutant emissions from all sources other than vehicular sources.[16] CARB divides California into air basins and adopts standards of quality for each air basin. Lassen County is part of the Northeast Plateau Air Basin (along with Modoc and Siskiyou counties) and its air quality is managed locally by the Lassen County Air Pollution Control District. According to the Lassen County Air Pollution Control District (APCD), the Air Quality Index in Lassen County is classified as "GOOD"[17] for the majority of the year, although events such as wildfires and inversion layers in winter months can periodically degrade air quality.[18]

According to the *Lassen County 2012 Regional Transportation Plan* (RTP), $PM_{10}$ can be caused by sources including fugitive dust, combustion from automobiles and heating, road salt, and conifers, among others. "Constituents that comprise suspended particulates include organic, sulfate, and nitrate aerosols that are formed in the air from emitted hydrocarbons, chloride, sulfur oxides, and oxides of nitrogen. Particulates reduce visibility and pose a health hazard by causing respiratory and related problems." CARB further identifies motor vehicles, wood-burning stoves and fireplaces, dust from construction, landfills, and agriculture, wildfires and brush/waste burning, industrial sources, and windblown dust from open lands as major sources of $PM_{10}$. Among other measures, CARB generally recommends dust control for roads and construction, landscaping and fencing to reduce windblown dust, and driving slowly on unpaved roads and other dirt surfaces to reduce $PM_{10}$ pollution.

In addition, APCD Rule 4:18, titled "Fugitive Dust Emissions," states that "reasonable precautions shall be taken to prevent particulate matter from becoming airborne" and allows for the application of "asphalt, oil, water, or suitable chemicals to dirt roads, material stockpiles, land clearing, excavation, grading or other surfaces which can give rise to airborne dusts."

---

[14] "Unclassified" is the category given to an area with insufficient data.

[15] Most recent information available is from August 2022, accessible at the following link: https://ww2.arb.ca.gov/resources/documents/maps-state-and-federal-area-designations. Site visited April 4, 2023,

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

[17] *Lassen County 2017 Regional Transportation Plan.* The low population density (7.7 people per square mile), limited number of industrial installations, the fact that over half of Lassen County is forest land all contribute to Lassen County's good air quality.

[18] If natural events generate pollutants that exceed the CAAQS, CARB may designate such exceptional events "exceedances" and not necessarily violations of the CAAQS.

This Initial Study will be referred to the Lassen County Air Pollution Control Officer for comment, as said officer is charged with enforcing the rules and regulations pertaining to air quality known as the Rules and Regulations of the Lassen County Air Pollution Control District (APCD Rule 1:1-Title).

(a) The project will not conflict with or obstruct implementation of any applicable air quality plan.

(b) The project may violate any air quality standard and /or contribute substantially to an existing or projected air quality violation. The access roads to parcels 2, 3, and 4 will not be paved. Traffic accessing these parcels could cause a substantial increase in the creation of dust. Fugitive dust emissions onto neighboring parcels could be significantly exacerbated by approval of this project. Specifically traffic accessing the proposed Equestrian Arena and RV Park have the highest potential to generate fugitive dust emissions, as there is no limit on the number of visitors to either of these facilities. Dust generated by users/riders at the Equestrian Arena could also exacerbate this condition.

(c, d, e) Lassen County is not in non-attainment for any of the NAAQS or CAAQS standards. Therefore, the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors.

Neither will the project expose sensitive receptors to substantial pollutant concentrations. Even at maximum capacity, 10 RVs and associated vehicles, generators, and septic system would not create significant air quality impacts. Furthermore, the surrounding area is very rural with extremely low population. Using the same rationale given immediately above, the project will not create objectionable odors that would affect substantial numbers of people. CEQA requires that a lead agency analyze a project's effects on the environment, not the existing environment's effects on projects users.

The project, as conditioned/mitigated (below), is consistent with all pertinent air quality standards.

- Prior to operation of the RV park and equestrian arena the road accessing said facilities shall be paved, in addition, wet suppression shall be required/ and the operator shall demonstrate its availability to the equestrian arena and individual RV spaces. Violation of any air quality standards, including fugitive dust emissions, which originate from, or are a result of operations under this Planned Development Permit shall be grounds for revocation. The Planned Development Permit shall include this measure as a condition.

## 6. TRANSPORTATION/TRAFFIC

| **Would the project:** | **Potentially Significant Impact** | **Less Than Significant With Mitigation Incorporated** | **Less Than Significant Impact** | **No Impact** |
|---|---|---|---|---|
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | ☐ | ☐ | ☒ | ☐ |
| b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? | ☐ | ☐ | ☒ | ☐ |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | ☐ | ☐ | ☐ | ☒ |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | ☐ | ☒ | ☐ | ☐ |
| e) Result in inadequate emergency access? | ☐ | ☐ | ☒ | ☐ |
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | ☐ | ☐ | ☐ | ☒ |
| g) Adversely affect rail, waterborne or air traffic? | ☐ | ☐ | ☐ | ☒ |

DISCUSSION:

According to the *Lassen County General Plan, 2000*, California State Route 147 (SR147) is not considered part of the "interregional road system" important to travel in Lassen County, and SR 147 is not part of the Lassen County Regional Transportation Plan. California State Route 147 is classified by Caltrans as a State Highway and "minor arterial." Minor arterials interconnect principal arterials (moderate mobility, limited access), with typically 2 or 3 lanes and turn lanes to benefit through traffic.

Typically, SR 147 closes or has vehicle restrictions for travel to trucks several times a year due snow and icy conditions. There are a few alternate routes available, with limited services nearby such as gas stations and lodging. Though SR 147 is the only publicly maintained road servicing this proposed site.

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

- *GOAL C-1: A comprehensive, efficient and safe transportation system to serve the needs of County residents and to stimulate the economic progress of Lassen County.*

- *CE 12 POLICY: No public highway or roadway should be allowed to fall or exist for a substantial amount of time at or below a Level of Service rating of 'E (i.e., road at or near capacity; reduced speeds; extremely difficult to maneuver; some stoppages).*

- *Implementation Measure CE-E: The County shall consider the acquisition of needed right-of-way dedications with the approval of subdivisions, use permits, and other discretionary actions.*

- *GOAL C-2: Adequate, cost-effective public transit services, especially to accommodate the needs of the elderly and handicapped.*

(a) The proposed project will not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel, and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit..

(b) The proposed project will not conflict with Section 15064.3(b) of the CEQA Guidelines. As described by Section 15064.3(a), "vehicle miles traveled" (VMT) refers to the amount and distance of automobile travel attributed to the project. It is difficult to estimate how often the 10-space RV park will be at capacity, and it is also difficult to speculate what the duration of stay will be for occupants. Said RV park is not likely to be a travel destination in and of itself, but merely a stop along the way to other destinations, akin to a KOA or remote federal campground. Any impacts would at most be less than significant.

(c) The proposed project will not result in any known change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risk. There are no airports or airstrips in the vicinity of the project site.

(d) The proposed project could substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses. The applicant proposes to utilize an existing road easement along the eastern edge of proposed parcel 1, which

connects to California State Route147 through an existing encroachment. Caltrans was provided this application through informal consultation made comments regarding a proposed new access and easement from the highway onto proposed parcel 2, which in response to said comments, was removed from the proposal. Caltrans did not comment on use of the existing encroachment and easement. That said, there is certainly potential for creation of a hazardous intersection on SR 147 due to the design and use of the existing encroachment, which also accommodates traffic from a Church on a parcel contiguous to this project. There is a potential for hazard because recreational vehicles whether driven, or towed, as well as vehicles towing trailers transporting horses, will accelerate and decelerate much slower than the normal representative flow of traffic on SR 147 when entering and exiting the project site. That said, Caltrans will be provided this initial study and given an opportunity to comment on the proposed use of the existing encroachment on to SR 147. Additionally, a mitigation will be included requiring approval of the use of the existing encroachment by all proposed parcels and uses.

(e) The proposed project will not result in inadequate emergency access, as the project is adjacent to and accessible by SR 147. The Department of Public Works, and the California Department of Forestry and Fire Protection (Cal Fire) will receive notice of this initial study and/or copies of this initial study to be provided an opportunity to comment.

(f) The project will not conflict with policies, plans, or programs regarding transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

(g) The proposed project will not adversely affect rail, waterborne or air traffic. No such forms of traffic exist within the vicinity of the proposed project. Also see subsection (c) above.

The project, as conditioned/mitigated (below), is consistent with all pertinent Transportation/ Traffic standards.

- Prior to recordation of the final map and authorization to operate the Planned Development, the property owner shall obtain, and provide to the Department, all required permits and approvals from Caltrans for use of the existing encroachment on to SR 147. The Planned Development Permit shall include this measure as a condition.

## 7. BIOLOGICAL RESOURCES

| **Would the project:** | **Potentially Significant Impact** | **Less Than Significant With Mitigation Incorporated** | **Less Than Significant Impact** | **No Impact** |
|---|---|---|---|---|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or | ☐ | ☒ | ☐ | ☐ |

| | | | | |
|---|---|---|---|---|
| regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | | | | |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? | ☐ | ☐ | ☐ | ☒ |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | ☐ | ☐ | ☐ | ☒ |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | ☐ | ☐ | ☒ | ☐ |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | ☐ | ☐ | ☐ | ☒ |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | ☐ | ☐ | ☒ | ☐ |

DISCUSSION:

(a) The California Department of Fish and Wildlife (CDFW), as a responsible agency under CEQA, has provided comment (attached) with numerous recommendations regarding approval of the project. This Department recognizes the CDFW's role in ensuring responsible development and well informed decision making. That said, the proposed development is consistent with the preferred residential density and disturbance identified in the Final Environmental Impact report for the Westwood/Clear Creek Area Plan, 2002, and no special status species are known to be present on site. Although no special status plant or wildlife species have been identified at the site, plant and animal species are transient and may establish presence at the site at any time, if habitat is available. Therefore, as a condition of approval the Department will require that, prior to construction or ground disturbing activity and/or issuance of Authorization to Operate, a qualified Biologist prepare biological assessment which includes the following: a description of the natural environment at the site, a list special status plants and wildlife

common to the area, a habitat survey to determine the potential for presence of special status species, and an assessment of rare plants and sensitive natural communities conducted following the Department's March 2018 Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities, and, if habitat is determined to be present for special status wildlife, a focused species-specific surveys shall be conducted at the appropriate time of year and/or time of day when the species are active or otherwise identifiable. Acceptable species-specific survey procedures should be developed in consultation with the Department and the U.S. Fish and Wildlife Service. Links to some survey procedures are provided on the Department's website (https://wildlife.ca.gov/Conservation). Again the assessment and all surveys, if required, shall be conducted and provided to this Department prior to construction or issuance of Authorization to Operate.

(b) The proposed project will have no impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service.

(c) The proposed project will have no impact on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

(d) The proposed project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. The drainage described above is not an important channel for migratory fish.

(e) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

(f) The proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, in such a way that will cause more than a less than significant effect.

The project, as conditioned/mitigated (below), is consistent with all sections regarding Biological Resources.

- Prior to construction or ground disturbing activity and/or issuance of Authorization to Operate, a qualified Biologist prepare biological assessment which includes the following: a description of the natural environment at the site, a list special status plants and wildlife common to the area, a habitat survey to determine the potential for presence of special status species, and an assessment of rare plants and sensitive natural communities conducted following the Department's March 2018 Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities, and, if habitat is determined to be present for special status wildlife, a focused species-specific surveys shall be conducted at the appropriate time of year and/or time of

day when the species are active or otherwise identifiable. Acceptable species-specific survey procedures should be developed in consultation with the Department and the U.S. Fish and Wildlife Service.

## 8. MINERAL RESOURCES

| **Would the project:** | **Potentially Significant Impact** | **Less Than Significant With Mitigation Incorporated** | **Less Than Significant Impact** | **No Impact** |
|---|---|---|---|---|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | ☐ | ☐ | ☐ | ☒ |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | ☐ | ☐ | ☐ | ☒ |

DISCUSSION:

(a) The project will not result in the loss of availability of a known material resource that would be of value to the region and the residents of the state.

(b) The project will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

## 9. HAZARDS AND HAZARDOUS MATERIALS

| **Would the project:** | **Potentially Significant Impact** | **Less Than Significant With Mitigation Incorporated** | **Less Than Significant Impact** | **No Impact** |
|---|---|---|---|---|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | ☐ | ☐ | ☒ | ☐ |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | ☐ | ☐ | ☒ | ☐ |

| | | | | |
|---|---|---|---|---|
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | ☐ | ☐ | ☐ | ☒ |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | ☐ | ☐ | ☐ | ☒ |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | ☐ | ☐ | ☐ | ☒ |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | ☐ | ☐ | ☐ | ☒ |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | ☐ | ☐ | ☐ | ☒ |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | ☐ | ☒ | ☐ | ☐ |

DISCUSSION:

- Construction Policy 11 of the *Lassen County Energy Element, 1993*: "Any storage of hazardous materials on-site shall be adequately contained by structure or containers designed to prevent accidental release during operation or under adverse conditions."

- General Policy 5 of the *Lassen County Energy Element, 1993*: "The County shall require applicants to address and minimize the risk of hazardous accidents or spills."

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

lubricants are hazardous materials also used in the vehicles, tools and recreational autos owned by residences and park visitors.

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

(c) The proposed project is not within one-quarter mile of any existing or proposed school. No impact.

(d) The project is not located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code 65962.5 (the "Cortese list"), and will not create a significant hazard to the public or the environment. Staff consulted the "List of Hazardous Waste and Substances"[19] compiled by the California Department of Toxic Substances Control and the "List of Leaking Underground Storage Tank Sites"[20] compiled by the California Department of Water Resources to this effect. Other consulted Cortese List resources can be found at https://calepa.ca.gov/SiteCleanup/CorteseList/.

(e) The project site is not within an airport land use plan or within two miles of a public airport. The nearest airport within Lassen County, is the Susanville Municipal Airport (approx. 25 miles east). The Chester Airfield is approximately 9 miles west of the project site.

(f) The project site is not within the vicinity of a known private airstrip.

(g) The project will not impair implementation of or physically interfere with any known adopted emergency response plan or known emergency evacuation plan.

(h) The project as mitigated/conditioned will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands, for the following reasons:

First, the project is subject to the 30-foot setback requirement found at Lassen County Code, Section 9.16.330. Said section is intended to reduce the spread of wildfire from building to building across property lines. The proposed residential parcels are required to join the Clear Creek Fire Protection District prior to development, and have secondary

[19] California Department of Toxic Substances Control. EnviroStor online database. Online at: http://www.envirostor.dtsc.ca.gov/public/. Site visited February 14, 2023.

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

emergency access to the Clear Creek Subdivision, and to highway 147 through a proposed fire escape road. The RV park is required to install fire suppression equipment in accordance with chapter 9.16 of the Lassen County Code (e.g. hydrants) and construct a fire escape The "State Responsibility Area" (SRA), means that the State of California has financial responsibility for fire and fire protection. Specifically, the California Department of Forestry and Fire Protection (Cal Fire) provides fire protection on behalf of the State of California in SRAs for wildland fire.

The project site is in a "Very High" Fire Hazard Severity Zone. The fire hazard severity zone classification is "based on a combination of how a fire will behave and the probability of flames and embers threatening buildings."[21] This in turn is based on factors such as "fuel, slope, and fire weather." Fire hazard severity zones do not take into account modifications such as fuel reduction efforts and fire suppression equipment required and available onsite. The "Very High" Fire Hazard Severity Zone is the most hazardous classification in an SRA.

Cal Fire received a Notice of Early Consultation for this project that was circulated on February 24, 2021. Cal Fire, acting as the Lassen County Fire Warden's Office, had no recommended conditions (to be implemented as mitigation measures) related to the access, water supply, and hydrant requirements for RV parks and mobile home parks. However recommendations have been made by the county to ensure General Plan and zoning consistency. Cal Fire will receive a copy of this initial study once it is circulated for public comment in order to express any concerns said agency may have.

For these reasons, the proposed project, as mitigated below, will have a less than significant effect in terms of its exposure of people or buildings to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

- The proposed residential parcels are required to join the Clear Creek Community Services District for fire protection prior to development. The Planned Development Permit shall include this measure as a condition

- A private fire protection system shall be installed and maintained consisting of hydrant risers connected to the park water main or a separate system capable of delivering seventy-five gallons per minute at thirty pounds per square inch for a period of two hours with at least two lines open, in addition to the normal requirement of the park, and with the hydrants located within one hundred feet of each lot. Each hydrant shall be provided with an approved one and one-half inch national standard male outlet and shall have connected thereto one hundred feet of one and one-half inch synthetic, single jacketed fire hose with an approved nozzle. Fire hose shall be mounted on an approved hose rack or reel enclosed in a wooden or metal cabinet which shall be painted red and marked "FIRE HOSE" in four-inch letters of contrasting color. An annual check of this system will be

[21] California Department of Forestry and Fire Protection (Cal Fire). *Fire Hazard Severity Zones.* Online at: https://osfm.fire.ca.gov/divisions/community-wildfire-preparedness-and-mitigation/wildfire-preparedness/fire-hazard-severity-zones/ . Site visited January 3, 2023.

required of the property owner. The Planned Development Permit shall include this measure as a condition.

- Prior to recordation of the final map and authorization to operate the Planned Development, an adequately maintained and continuously available emergency fire escape road shall be available and approved by the Fire Warden. Said emergency "fire escape road" requires a minimum twenty-foot right-of-way with a sixteen-foot-wide roadbed. The right-of-way may be a deeded easement or an alternative acceptable to the department of public works. Emergency fire escape roads are to be posted with an approved sign. The Planned Development Permit shall include this measure as a condition.

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

## 10. WILDFIRE

| **If located in or near state responsibility areas or lands classified as very high fire severity zones, would the project:** | **Potentially Significant Impact** | **Less Than Significant With Mitigation Incorporated** | **Less Than Significant Impact** | **No Impact** |
|---|---|---|---|---|
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? | ☐ | ☐ | ☐ | ☒ |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | ☐ | ☒ | ☐ | ☐ |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | ☐ | ☒ | ☐ | ☐ |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | ☐ | ☐ | ☐ | ☒ |

DISCUSSION:

As stated in subsection (h) of Section 9 above, titled "Hazards and Hazardous Materials," the proposed project is located in a "Very High" Fire Hazard Severity Zone in a "State Responsibility Area" (SRA), meaning that the State of California has financial responsibility for

fire and fire protection. Specifically, the California Department of Forestry and Fire Protection (Cal Fire) provides fire protection in SRAs on behalf of the State of California. The "Very High" Fire Hazard Severity Zone is the most hazardous classification in an SRA. See the above subsection for more details.

(a) The proposed project would not substantially impair an adopted emergency response plan or emergency evacuation plan.

(b) The proposed project could exacerbate wildfire risks due to slope, prevailing winds, or other factors, thereby exposing project occupants to pollution concentrations from a wildfire or the uncontrolled spread of a wildfire, the project site is in a "Very High" Fire Hazard Severity Zone, which is the highest risk classification in an SRA. The proposed project site is relatively flat, which can be conducive to high winds.. Fire rings have not been proposed for RV sites, but campfires, along with poorly discarded cigarettes, could also exacerbate wildfire risks.

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

(c) Installation or maintenance of power lines and associated infrastructure could exacerbate fire risk. A mitigation measure will be implemented to require that the proposed project utilize only one <u>existing</u> overhead power line to bring power to the project site, lines to individual powered RV sites, residences, and accessory structures will be required to run underground. As stated previously, the project site is in a "Very High" Fire Hazard Severity Zone, which is the highest risk classification in an SRA.

(d) The proposed project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. As stated in previous sections, the project site is not in a flood zone as identified by the Federal Emergency Management Agency, and the site is nearly flat.

For these reasons, the proposed project, as mitigated below, will have a less than significant effect in terms of wildfire risk:

- A mitigation measure will be implemented to require that smoking within the proposed park only be allowed in designated areas over impervious surfaces. This measure shall be included as a condition of the Planned Development Permit

- Fire rings at the RV Park are prohibited, unless demonstrated to be approved by Cal Fire. This measure shall be included as a condition of the Planned Development Permit.

- The proposed project shall utilize only one existing overhead power line to bring power to the project site, lines to individual powered RV sites, residences, commercial spaces, and accessory structures will be required to run underground. This measure shall be included as a condition of the Planned Development Permit

Cal Fire and the Clear Creek Community Services District Fire Department received a Notice of Early Consultation for this project that was circulated on February 24, 2021, and September 2022. Said agencies will also receive a copy of this initial study once it is circulated for public comment in order to express any concerns they may have.

## 11. NOISE

| **Would the project result in:** | **Potentially Significant Impact** | **Less Than Significant With Mitigation Incorporated** | **Less Than Significant Impact** | **No Impact** |
|---|---|---|---|---|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | ☐ | ☐ | ☒ | ☐ |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | ☐ | ☐ | ☒ | ☐ |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | ☐ | ☐ | ☒ | ☐ |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | ☐ | ☐ | ☒ | ☐ |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | ☐ | ☐ | ☐ | ☒ |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | ☐ | ☐ | ☐ | ☒ |

DISCUSSION:

(a-f) According to Standard N-1 of the *Lassen County Noise Element, 2021*, noise from commercial uses shall not exceed an hourly average interior noise standard of 50 dBA or an hourly average exterior noise standard of 75 dBA. Furthermore, for residential land uses, noise generated shall not exceed 45 dBA for interior, or 65 dBA for outdoors. According to Lassen County Code Section 9.65.040, noise in the P.U.D zoning district shall be deemed a public nuisance if exceeding the one-hour average sound level limit of 65 dBA between 7:00 a.m. and 7:00 p.m., 60 dBA between 7:00 p.m. and 10:00 p.m., or 55 dBA between 10:00 p.m. and 7:00 a.m. An operational condition will be implemented in accordance with the above regulations.

Additionally, the proposed RV park, residences and equestrian area will not cause substantial increases in ambient noise levels surrounding the project site, this is because the project site is adjacent to both a highway, an active railroad, and the Clear Creek Subdivision.

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

Given the above considerations, any noise related impacts resulting from the project would be less than significant.

## 12. PUBLIC SERVICES

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | ☐ | ☐ | ☒ | ☐ |
| i) Fire protection? | ☐ | ☐ | ☒ | ☐ |
| ii) Police protection? | ☐ | ☐ | ☒ | ☐ |
| iii) Schools? | ☐ | ☐ | ☒ | ☐ |

| | | | | |
|---|---|---|---|---|
| iv) Parks? | ☐ | ☐ | ☒ | ☐ |
| v) Other public facilities? | ☐ | ☐ | ☒ | ☐ |

DISCUSSION:

(a)(i-v) The project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. As discussed in Section 2, titled "Population and Housing," there are 3 residential parcels proposed, which (with regard to fire protection) are required to join the Fire Protection District as a mitigation for general plan consistency, and will be made a condition of approval. In addition, the proposed 10 space RV Park shall not be used for permanent living, but it will serve transient traffic with a limit on duration of 120 days. The proposed RV Park and the proposed Café are not required to join the Fire Protection District, and Fire protection will be through Cal Fire. However, the park will also provide for fire protection in accordance with chapter 9.16 of the Lassen County Code as discussed in other sections, and the Café must comply with all required elements of the California Building Code, Residential Code, and Health and Safety Code regarding fire safety. With regard to the other public services, given the small population increase that may result from this project, any needed provision for government new or altered services would at most have a less than significant effect.

Cal Fire, the Clear Creek Fire Protection District, the Lassen County Sheriff's Office, the Lassen County Public Works Department were all consulted informally prior to preparation of this initial study. Although Staff has recommended conditions (to be implemented as mitigation measures) related to the access, water supply, length of stay and hydrant requirements for RV parks, the other agencies listed above did not respond to the Informal Consultation Notice. Said agencies will also receive a copy of this initial study once it is circulated for public comment in order to express any concerns they may have.

Given the discussion above, it is determined that projects potential to create substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services, is less than significant.

## 13. UTILITIES AND SERVICE SYSTEMS

| **Would the project:** | **Potentially Significant Impact** | **Less Than Significant With Mitigation Incorporated** | **Less Than Significant Impact** | **No Impact** |
|---|---|---|---|---|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | ☐ | ☒ | ☐ | ☐ |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | ☐ | ☐ | ☒ | ☐ |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | ☐ | ☐ | ☒ | ☐ |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | ☐ | ☐ | ☒ | ☐ |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | ☐ | ☐ | ☐ | ☒ |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | ☐ | ☐ | ☒ | ☐ |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | ☐ | ☐ | ☐ | ☒ |

DISCUSSION:

(a) Waste water discharge to surface and groundwater is regulated by the Lahontan Regional Water Quality Control Board (Central Valley). Central Valley did not respond to the Notice of Early Consultation circulated by the Lassen County Department of Planning and Building Services dated February 24, 2021, and the response received from the State Water Resources Control Board only discussed domestic water supply permits. However, the applicant must comply with any of Lahontan's wastewater treatment requirements and the Lassen County *Local Agency Management Program (LAMP), 2020*, as approved

by the State. Therefore, as mitigated in previous sections, there will be no significant impacts.

(b) The construction of any new water or wastewater treatment facilities or expansion of existing facilities associate with the proposed project will have less that significant impacts on the environment.

(c) The proposed parcel is not in a floodplain. The existing intermittent drainage has the capacity to handle anticipated stormwater runoff. The proposed alteration of said drainage is not part of the project being considered, as it is outside of the lead agencies jurisdiction. Alteration must be approved by appropriate agencies and recorded on the proposed parcel map as approved. Any new alignment must also comply with all applicable Lassen County regulations.

(d) Notice of Early Consultation circulated by the Lassen County Department of Planning and Building Services dated February 24, 2021, and response was received from the State Water Resources Control Board stating that "The proposed facility would be a public water system regulated by the Division of Drinking Water, Lassen District (District). The new water system will require the District's approval prior to construction, and must first receive an operating permit issued by the District prior to opening." Said District will receive a copy of this initial study once it is circulated for public comment. An authorization to operate will not be issued for the project unless all required permits can be obtained.

(e) No wastewater treatment provider serves or will serve the project site.

(f) According to the California Department of Resources Recycling and Recovery's Solid Waste Information System (SWIS), the closest, actively operational solid waste facility within Lassen County is the Westwood Landfill (permit No. 19-AA-0010) located at 669-255 Highway 36, Westwood CA 96137. Said permit allows a maximum of 995 tons of throughput per year.

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

Given the above considerations, there is at most a less than significant impact related to this subsection.

(g) The project must comply with all federal, state, and local statutes and regulations related to solid waste. There has been no indication that the project is not in compliance with any such regulations.

Given the above considerations, the project will result in a less than significant impact to the environment on account of utilities and service systems.

## 14. ENERGY

| **Would the project:** | **Potentially Significant Impact** | **Less Than Significant With Mitigation Incorporated** | **Less Than Significant Impact** | **No Impact** |
|---|---|---|---|---|
| a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | ☐ | ☐ | ☒ | ☐ |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | ☐ | ☐ | ☒ | ☐ |

DISCUSSION:

(a) The project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, either during project construction or operation. RVs will consume fuel in order to arrive at the RV park; generators may also be used on site by guests. However, a 10-space RV park would not constitute a significant effect upon the environment. At most, the project would have a less than significant impact in this sense.

(b) The *Lassen County Energy Element, 1993* (a local plan for renewable energy or energy efficiency and part of the general plan) contains the following policies that are relevant to the project:

- *<u>Goal 2</u>: Energy development that minimizes land use conflicts and maximizes effective mitigation of environmental impacts to protect public health, safety, and natural resources.*

- *<u>Goal 4</u>: Efficient utilization and management of the County's natural energy resources.*

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

## 15. AESTHETICS

| **Would the project:** | **Potentially Significant Impact** | **Less Than Significant With Mitigation Incorporated** | **Less Than Significant Impact** | **No Impact** |
|---|---|---|---|---|
| a) Have a substantial adverse effect on a scenic vista? | ☐ | ☒ | ☐ | ☐ |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | ☐ | ☐ | ☐ | ☒ |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | ☐ | ☒ | ☐ | ☐ |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | ☐ | ☒ | ☐ | ☐ |

DISCUSSION:

(a-d) The following excerpt from the *Westwood/Clear Creek Area Plan, 2002,* summarizes the importance and value of the visual character of the area.

> *As acknowledged throughout this area plan, the area of Clear Creek and Westwood is recognized and well-noted for its scenic attractiveness. The 1968 Westwood Plan included a County "Scenic Highway Corridor" designation along Highways 36 and 147 and stated that development along these routes within view of the road should be carefully controlled to preserve the scenic character of the*
>
> *Scenic and visual resources can be considered in two categories: 1) the natural environment and 2) the built environment that consists of architecture, signs, and other man-made structures as well as equipment and materials stored on property. The goal of protecting scenic resources and the visual attractiveness of communities is important for reasons beyond cosmetic appearance. Visual attractiveness is an integral component of an area's economic resources, especially for communities where tourism and recreation have or could have important roles in the local economy.*
>
> *Highways 36 and 147 are both identified as segments of the Lassen Scenic Byway through the planning area. This classification is awarded and maintained by the U.S. Forest Service. There are no "State Scenic Highways" designated by the State of California in Lassen County and there are also no official "County Scenic Highways" as recognized by the state.*

*The Lassen County General Plan-2000 contains several provisions that address scenic resources. These provisions recognize and propose protection of scenic corridors and address the need for design review processes and guidelines in certain communities. Goal N-23 of the General Plan expresses the goal of maintaining scenic resources of high quality which will continue to be enjoyed by residents and visitors and which will continue to be an asset to the reputation and economic resources of Lassen County.*

The following Goals, Policies and Measures relating to scenic resources are within the *Westwood/Clear Creek Area Plan, 2002,* and are derived in part from the sentiment of the above statement.

- GOAL CC-1: A pleasant rural setting where architecture and development features compliment the visual quality of the landscape and do not significantly detract from it. Buildings are designed and maintained to compliment the forest and mountain character of the local landscape.

- GOAL CC-2: Buildings and property are maintained to present a well-kept, pleasant appearance that compliments and does not detract from the appearance of neighboring property and the community as a whole.

- GOAL CC-3: In Westwood the appearance of buildings in the town center compliment and do not significantly detract from the historic heritage of the community and most buildings incorporate design elements from early mill town architecture.

- GOAL CC-4: In Clear Creek, development respects and is compatible with the quiet

- POLICY CCE-1: A County "Scenic Corridor" is designated on the area plan land use map along State Routes 36 and 147. Development within scenic corridors will be managed and regulated to protect and improve the scenic character of the area. Development, in this context, does not include silvicultural or agricultural practices unless a building permit or a conditional use permit is required by the County for construction of related structures.

- POLICY CCE-2: The Area Plan includes land use designations for which the zoning will require design review of new structures. Design review procedures shall encourage that the appearance of structures will support the visual resource goals of the area and ensure that buildings, signs and other development within these areas are designed and constructed so as not to be of unsightly, undesirable or obnoxious appearance to the extent that they will hinder the orderly and harmonious development and appearance of the neighborhood.

- POLICY CCE-3: The County recognizes a special community need to encourage and facilitate the improvement of the visual appearance of the

area of Westwood fronting State Route 36 as an important entry point to Westwood and the rest of Lassen County.

- POLICY CCE-4: The County supports the undergrounding of utilities in the planning area.

- POLICY CCE-5: Development of land adjacent to Westwood and Clear Creek should be subject to design guidelines that are compatible with the guidelines of the adjacent community.

IMPLEMENTATION:

- MEASURE CCE-A: The County will develop and enforce policies and regulations to protect areas within scenic corridors from unjustified levels of visual deterioration and to support the repair of existing cases of significant visual distraction.

- MEASURE CCE-B: Development within all commercial and industrial zoning districts and planned development districts will be subject to design review procedures and some areas not otherwise subject to design review procedures will be zoned with a "D, Design Combining District".

- MEASURE CCE-C: Specific design review standards and guidelines, customized for particular areas (e.g., Clear Creek, the Westwood central business area, the Highway 36 frontage, etc.), will be prepared to help developers, builders, and the public in general understand, appreciate, and fulfill the design qualities and objectives being encouraged in the planning area. The recommendations of the Goals and Policies section of the Westwood Revitalization Plan will be considered in the formulation and application of design standards for the community of Westwood.

- MEASURE CCE-D: The County will encourage and assist the Community of Westwood to enhance the town center and the "Y" with consideration to implementing recommendations of the Westwood Revitalization Plan.

- MEASURE CCE-E: The County should revise the zoning code, as it applies to commercial districts in Westwood and Clear Creek, to require a conditional use permit for proposed commercial structures greater than 10,000 square feet in size. During review of the use permit, the County should evaluate if the large structure and use is compatible with the character of the proposed project area and whether the impacts of the proposed new use will be significantly adverse to existing patterns of commercial and other land uses in the area.

- MEASURE CCE-F: In the modification of commercial zoning districts for the communities of Westwood and Clear Creek with consideration to this

area plan, the County will review the provisions for allowed uses in those commercial districts to determine if certain allowed uses (e.g., storage garages, car wash facilities, auto sales, etc.) are inconsistent with the character of certain commercial areas and may eliminate, or require conditional use permits if not otherwise required for, those uses.

- MEASURE CCE-G: The County will provide strict code enforcement to encourage uncluttered street fronts and prevent the accumulation of garbage and junk, and will support programs to encourage the removal of abandoned vehicles.

- MEASURE CCE-H: The use of adequate and visually attractive fencing and natural screening will be encouraged to screen outdoor storage and visual intrusions that are allowed under established zoning provisions.

- MEASURE CCE-1: In the review of development projects in the planning area, utility lines will be required to be installed underground unless there are substantial reasons to demonstrate that undergrounding of certain utility lines is not feasible.

It is acknowledged that design expectations and criteria can be very subjective and a matter of personal judgment. However, community values and expectations concerning architectural appearance can and should be articulated in ways that support related objectives, help make developers aware of the elements that will be considered in the review of projects, and provide guidelines that give direction in the evaluation of project proposals when structural design is subject to administrative review and approval processes. A final but perhaps foremost objective for design guidelines should be that they will inspire and encourage land owners, architects and developers to willingly and thoughtfully, and as early in the planning process as possible, design and propose structures that will be attractive and compliment the building sites and the historic and scenic qualities of the area surrounding those sites. That said, the project as mitigated below will have a less than significant impact on the aesthetics of the project area.

- All construction shall be subject to design review, and adhere to applicable standards from the Westwood Design Guidelines. Reflective roofing and building materials shall be prohibited. The Planned Development Permit shall include this measure as a condition.

- All development shall be confined to the identified building sites on each of the proposed parcels. The Planned Development Permit shall also include this measure as a condition.

- All area outside of the designated building sites shall be preserved as “open space” as defined in section 18.48.040 (2) of the Lassen County Code. The Planned Development Permit shall also include this measure as a condition.

- Harvesting or removal of healthy trees by the property owner, for any purpose, shall only occur within the proposed building site, and may require approval form Cal Fire. This measure will not preclude any harvesting prescribed/ordered by Cal

Fire or a certified silviculturist to protect forest health and/or prevent the spread of wildfire. The Planned Development Permit shall include this measure as a condition.

- Any landscaping proposed for parcels 1 and 4 shall be submitted and approved the County. The Planned Development Permit shall include this measure as a condition.

- The proposed project shall utilize only one existing overhead power line to bring power to the project site, lines to individual powered RV sites, residences, commercial spaces, and accessory structures will be required to run underground. This measure shall be included as a condition of the Planned Development Permit.

- All recreational vehicles (RVs) visiting 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. This measure shall be included as a condition of the Planned Development Permit.

- Pursuant to Lassen County Code Section 18.108.155, 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. This measure shall be included as a condition of the Planned Development Permit.

- Signs shall be subject to approval through Section 18.106 of the Lassen County Code. The Planned Development Permit shall include this measure as a condition.

## 16. CULTURAL RESOURCES

| **Would the project:** | **Potentially Significant Impact** | **Less Than Significant With Mitigation Incorporated** | **Less Than Significant Impact** | **No Impact** |
|---|---|---|---|---|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5? | ☐ | ☐ | ☐ | ☒ |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? | ☐ | ☐ | ☐ | ☒ |

| | | | | |
|---|---|---|---|---|
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | ☐ | ☐ | ☐ | ☒ |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | ☐ | ☐ | ☐ | ☒ |

DISCUSSION:

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

(a) There are no known "historical resources" at the project site as defined by CEQA (under the criteria found at Section 15064.5(a) of the 2020 CEQA Guidelines), and therefore, the project will not have a substantial, adverse effect on any historical resources.

(b) Section 15064.5(c) of the 2020 CEQA Guidelines states that "CEQA applies to effects on archaeological sites." CEQA further distinguishes between unique and nonunique archaeological resources. As defined in Public Resources Code Section 21083.2(g), a "unique archaeological resource" is:

> *[A]n archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:*
>
> > *(1) Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.*
> >
> > *(2) Has a special and particular quality such as being the oldest of its type or the best available of its type.*
> >
> > *(3) Is directly associated with a scientifically recognized important prehistoric or historic event or person.*

Any archaeological resource that does not meet the definition of a "unique archaeological resource" as defined above is considered a nonunique archaeological resource. Impacts to nonunique archaeological resources that are not historical resources are not considered significant impacts pursuant to Public Resources Code Section 21083.2(a) and Section

15064.5(c)(4) of the 2020 CEQA Guidelines. There are no known unique archaeological resources at the project site or any known archaeological resource that is also a historical resource as described above.

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

(d) The project will result in no known impact to any human remains, including those interred outside of formal cemeteries. Sections 15064.5(e) and (f) of the CEQA Guidelines require in part that steps be taken in the event of the accidental discovery of any human remains located outside of a designated cemetery, and that provisions be taken to have any accidentally discovered historical or unique archaeological resources evaluated by a qualified archaeologist, respectively.

## 17. TRIBAL CULTURAL RESOURCES

| **Would the project cause a substantial adverse change in the significance of a tribal cultural resources, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape, that is geographically defined in terms of the size and scope of the landscape, sacred place or object with cultural value to a California Native American tribe, and that is:** | **Potentially Significant Impact** | **Less Than Significant With Mitigation Incorporated** | **Less Than Significant Impact** | **No Impact** |
|---|---|---|---|---|
| a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or | ☐ | ☐ | ☐ | ☒ |
| b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | ☐ | ☐ | ☐ | ☒ |

(a,b) The California Native American tribes that are traditionally and culturally affiliated with the project area received the Notice of Early Consultation for this project (and tribes that have requested consultation were also consulted with pursuant to California Assembly Bill 52 [codified at Public Resources Section 21080.3.1 et seq.]), but no tribes responded to any consultation. Adequate conditions will be in place to ensure that if any such resources are found during construction or operation of the RV park, the

appropriate tribes will be contacted and appropriate measures will be taken. Please see Section 14 above, titled "Cultural Resources," for more information.

## 18. RECREATION

| **Would the project:** | **Potentially Significant Impact** | **Less Than Significant With Mitigation Incorporated** | **Less Than Significant Impact** | **No Impact** |
|---|---|---|---|---|
| a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | ☐ | ☐ | ☒ | ☐ |
| b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | ☐ | ☐ | ☐ | ☒ |

DISCUSSION:

(a,b) The proposed project will not increase the use of existing parks or recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated nor include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Any population induced on account of the proposed project is expected to be minimal.[22] Therefore, at most, the impact to recreational services would be less than significant.

## 19. AGRICULTURE AND FORESTRY RESOURCES

| | **Potentially Significant Impact** | **Less Than Significant With Mitigation Incorporated** | **Less Than Significant Impact** | **No Impact** |
|---|---|---|---|---|
| In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project | | | | |

[22] Please see Section 2 of this initial study, titled "Population and Housing," for more information.

| | | | | |
|---|---|---|---|---|
| and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project: | | | | |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | ☐ | ☐ | ☐ | ☒ |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | ☐ | ☐ | ☐ | ☒ |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220[g]), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104[g])? | ☐ | ☐ | ☐ | ☒ |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | ☐ | ☐ | ☒ | ☐ |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | ☐ | ☐ | ☐ | ☒ |

DISCUSSION:

(a) The subject parcels are not identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the California Important Farmland Finder[23] of the California Department of Conservation (part of the Farmland Mapping and Monitoring Program).

(b) The subject parcels are zoned P.U.D. (Planned Unit Development District). Therefore, the proposed project will not conflict with an existing zoning for agricultural use or a Williamson Act contract.

(c) The subject parcels do not contain any timberland or forest land as defined by Public Resources Code Section 12220(g) or Public Resources Code Section 4526, nor any

[23] California Department of Conservation. California Important Farmland Finder. Online at: https://maps.conservation.ca.gov/DLRP/CIFF/. Site visited on February 8, 2023.

timberland zoned Timberland Production as defined by Government Code Section 51104(g).

(d) The proposed project may result in the loss of forest land or conversion of forest land to non-forest use. The parcel is generally forested with mature conifer trees, and the proposed project would require removal some trees for development. That said, the parcel is 29.72 acres and is surrounded to the north, west, and south, by approximately 50,000 acres of contiguous privately managed forest land. The potential resultant loss of forestland is less than significant for this area given the surrounding land use. Additionally, a mitigation has been included both under the land use and planning, and aesthetics sections of this initial study restricting the harvesting/removal of mature trees, and requiring Cal Fire approval for said removals. Said mitigations further reduce the significance of the impacts from this section.

(e) The proposed project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use (See subsections “a” and “b” above).

## 20. GREENHOUSE GAS EMISSIONS

| **Would the project:** | **Potentially Significant Impact** | **Less Than Significant With Mitigation Incorporated** | **Less Than Significant Impact** | **No Impact** |
|---|---|---|---|---|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | ☐ | ☐ | ☒ | ☐ |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | ☐ | ☐ | ☐ | ☒ |

DISCUSSION:

(a) Construction of the proposed project would result in a temporary increase in greenhouse gas emissions from construction equipment, and a potential increase due to vehicle trips. It is difficult to estimate how often the 10-space RV Park will be at capacity, and it is also difficult to speculate the length of stay of the occupants using the RV Park as a camping location. Said RV Park is not likely to draw additional travel from outside the area, and would not cause, either directly or indirectly, significant generation of greenhouse gases. Any impacts are expected to be less than significant.

(b) The project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Additionally, there are no established thresholds of significance for the Northeast Plateau Air Basin.

Given the above considerations, the project will result in a less than significant impact to greenhouse gas emissions.

## 21. MANDATORY FINDINGS OF SIGNIFICANCE

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | ☐ | ☒ | ☐ | ☐ |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) | ☐ | ☒ | ☐ | ☐ |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | ☐ | ☒ | ☐ | ☐ |

DISCUSSION:

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

## MITIGATION MEASURES PROPOSED:

- LU-1/HAZ-1 A note shall be added to Sheet 4 of the Final map stating that prior to development, the (2) residential parcels must be included into the Clear Creek Community Services District for Fire Protection. The Planned Development Permit shall also include this measure as a condition.

- LU-2/AES-1 All construction shall be subject to design review, and adhere to applicable standards from the Westwood Design Guidelines. Reflective roofing and building materials shall be prohibited. The Planned Development Permit shall include this measure as a condition.

- LU-3 The zoning restrictions of the R-1 district shall be imposed on proposed parcels 2, 3, and 4; and the zoning restrictions of the C-L zoning district shall be imposed on proposed parcel 1. The Planned Development Permit shall also include this measure as a condition.

- LU-4/AES-2 All development shall be confined to the identified building sites on each of the proposed parcels. The Planned Development Permit shall also include this measure as a condition.

- LU-5/AES-3 All area outside of the designated building sites shall be preserved as "open space" as defined in section 18.48.040 (2) of the Lassen County Code. The Planned Development Permit shall also include this measure as a condition.

- LU- 6/HAZ-2 A private fire protection system shall be installed and maintained consisting of hydrant risers connected to the park water main or a separate system capable of delivering seventy-five gallons per minute at thirty pounds per square inch for a period of two hours with at least two lines open, in addition to the normal requirement of the park, and with the hydrants located within one hundred feet of each lot. Each hydrant shall be provided with an approved one and one-half inch national standard male outlet and shall have connected thereto one hundred feet of one and one-half inch synthetic, single jacketed fire hose with an approved nozzle. Fire hose shall be mounted on an approved hose rack or reel enclosed in a wooden or metal cabinet which shall be painted red and marked "FIRE HOSE" in four-inch letters of contrasting color. An annual check of this system will be required of the property owner. The Planned Development Permit shall include this measure as a condition.

- LU-7/HAZ-3 Prior to recordation of the final map and authorization to operate the Planned Development, an adequately maintained and continuously available emergency fire escape road shall be available and approved by the Fire Warden. Said emergency "fire escape road" requires a minimum twenty-foot right-of-way with a sixteen-foot-wide roadbed. The right-of-way may be a deeded easement or an alternative acceptable to the department of public works. Emergency fire escape roads are to be posted with an approved sign.

- LU-8/AES-4 Harvesting or removal of healthy trees by the property owner, for any purpose, shall only occur within the proposed building site, and may require approval form Cal Fire. This measure will not preclude any

harvesting prescribed/ordered by Cal Fire or a certified silviculturist to protect forest health and/or prevent the spread of wildfire. The Planned Development Permit shall include this measure as a condition.

- LU-9/AES-5 Any landscaping proposed for parcels 1 and 4 shall be submitted and approved the County. The Planned Development Permit shall include this measure as a condition.

- LU-10 The operator of the RV Park shall demonstrate compliance with all applicable HCD regulations and shall secure all necessary permits from HCD. The Planned Development Permit shall include this measure as a condition.

- LU -11/AES-9 Signs shall be subject to approval through Section 18.106 of the Lassen County Code. The Planned Development Permit shall include this measure as a condition.

- POP-1 Length of stay per individual occupant of the proposed RV Park shall be limited to 120 days in any 12 month period. This mitigation shall also be included as a condition of the Planned Development permit

- GEO/HYDRO-1 The applicant shall secure all required approvals from the Central Valley Regional Water Quality Control Board, Lassen County Environmental Health, and the California Department of Housing and Community Development for the proposed project and its related septic systems. The Planned Development Permit shall also include this measure as a condition.

- GEO/HYDRO-2 Site-specific water supply evaluations of ground water quantity and direction of movement, site-specific soils investigations on suitability for disposal of sewage or septic tank effluent as well as depth to groundwater so as not to impair water quality, and provision of an appropriate method for treating and disposing of wastewater, which has been carefully reviewed and engineered to ensure safety and reliability, if leachfield capabilities are found to be inadequate. The Planned Development Permit shall include this measure as a condition

- GEO/HYDRO-3 Sewage dumping at the proposed RV Park shall only be permitted for occupants of said RV Park. The Planned Development Permit shall include this measure as a condition.

- AIR-1 Prior to operation of the RV park and equestrian arena the road accessing said facilities shall be paved, in addition, wet suppression shall be required/ and the operator shall demonstrate its availability to the equestrian arena and individual RV spaces. Violation of any air quality standards, including fugitive dust emissions, which originate from, or are a result of operations under this Planned Development Permit shall be grounds for

revocation. The Planned Development Permit shall include this measure as a condition.

- TRAFFIC-1 Prior to recordation of the final map and authorization to operate the Planned Development, the property owner shall obtain, and provide to the Department, all required permits and approvals from Caltrans for use of the existing encroachment on to SR 147. The Planned Development Permit shall include this measure as a condition.

- BIO-1 Prior to construction or ground disturbing activity and/or issuance of Authorization to Operate, a qualified Biologist prepare biological assessment which includes the following: a description of the natural environment at the site, a list special status plants and wildlife common to the area, a habitat survey to determine the potential for presence of special status species, and an assessment of rare plants and sensitive natural communities conducted following the Department's March 2018 Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities, and, if habitat is determined to be present for special status wildlife, a focused species-specific surveys shall be conducted at the appropriate time of year and/or time of day when the species are active or otherwise identifiable. Acceptable species-specific survey procedures should be developed in consultation with the Department and the U.S. Fish and Wildlife Service.

- FIRE-1 A mitigation measure will be implemented to require that smoking within the proposed park only be allowed in designated areas over impervious surfaces. This measure shall be included as a condition of the Planned Development Permit

- FIRE-2 Fire rings at the RV Park are prohibited, unless demonstrated to be approved by Cal Fire. This measure shall be included as a condition of the Planned Development Permit.

- FIRE-3/AES-6 The proposed project shall utilize only one existing overhead power line to bring power to the project site, lines to individual powered RV sites, residences, commercial spaces, and accessory structures will be required to run underground. This measure shall be included as a condition of the Planned Development Permit.

- AES-7 All recreational vehicles (RVs) visiting 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. This measure shall be included as a condition of the Planned Development Permit.

- AES-8 Pursuant to Lassen County Code Section 18.108.155, 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. This measure shall be included as a condition of the Planned Development Permit.

# Initial Study Application

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

DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

(530) 251-8269 · (530) 251-8373 (fax)

www.co.lassen.ca.us

Form must be typed or printed clearly in black or blue ink. All sections must be completed in full.
This application consists of three pages; only attach additional sheets if necessary. FILE NO. _____

| Property Owner/s | Property Owner/s |
|---|---|
| Name: Stephanie Bianco | Name: |
| Mailing Address: P O Box 1117 | Mailing Address: |
| City, ST, Zip: Westwood, CA 96137 | City, ST, Zip: |
| Telephone: 530-355-4221 Fax: | Telephone: Fax: |
| Email: | Email: |

| Applicant/Authorized Representative* | Agent (Land Surveyor/Engineer/Consultant) |
|---|---|
| Same as above: ☐ | Correspondence also sent to: ☐ |
| Name: Janis Hill-Bianco | Name: NST Engineering, Inc. |
| Mailing Address: 19519 Dovie Lane | Mailing Address: 1495 Riverside Drive |
| City, ST, Zip: Cottonwood, CA 96022 | City, ST, Zip: Susanville, CA 96130 |
| Telephone: 530-604-2122 Fax: | Telephone: 530-257-5173 Fax: |
| Email: jhillbianco49@charter.net | Email: nst@frontier.net License #: |

| Project Address or Specific Location: | | | |
|---|---|---|---|
| Deed Reference: Book: | Page: | Year: | Doc#: 2019.2471 |
| Zoning: PUD | | General Plan Designation: | |
| Parcel Size (acreage): 29.72 | | Section: | Township: Range: |

| Assessor's Parcel Number(s): | 123-020-36-11 | - - | - - |
|---|---|---|---|
| - - | - - | - - | - - |

**Project Description:**

A 4 parcel division of various sizes, parcel #1 an approximately 3.92 acre piece with Hwy 147 frontage planned for future commercial development. Parcel #2 an approximately 8.17 acre piece with Hwy 147 frontage to be developed into RV Horse Camp. Parcel #3 an approximately 14 acre piece and parcel #4 an approximately 3.62 acre piece to be developed into homesites.

| SIGNATURE OF PROPERTY OWNER(S): I HEREBY ACKNOWLEDGE THAT: I have read this application and state that the information given is both true and correct to the best of my knowledge. I agree to comply with all County ordinances and State laws concerning this application. | *SIGNATURE OF APPLICANT/AUTHORIZED REPRESENTATIVE (Representative may sign application on behalf of the property owner only if Letter of Authorization from the owner's is provided). |
|---|---|
| Date: 07/19/21 | Date: 07/19/21 |
| Date: | Date: |

# Initial Study Application

**ENVIRONMENTAL SETTING:**

A. Describe the project site as it exists before the project, including information on size of parcel, topography, soil stability, plants and animals, and any cultural, historic or scenic aspects. Describe any existing structures on the site, and the use of the structure. Attach photographs of the site (optional).

Undeveloped 30 acre parcel with a 1.5% slope. Pine forest land that has been thinned by Lassen County Fire Safe Council. Low shrubs with normal forest animal life. No existing structures or improvements Attached Topography map

B. Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type and intensity of the land use (residential, commercial, agricultural, etc.). Attach photographs of the vicinity (optional).

The parcel fronts Califonia Hwy 147 on the West, Railroad on the South and Clear Creek Housing on the East and North. Clear Creek subdivision consists of various sized residential lots. Property on West side of CA Hwy 147 is undeveloped.

Slope of Property:
(Approx. percentage of property having following slopes) 100% (0-8%)
____ (9-15%)
____ (16-20%)
____ (over 20%)

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

Has any form of environmental document been prepared for the project:
Yes ____ If yes, attach. No X

List districts involved:

Are there any natural or man-made drainage channels through or adjacent to the property?
No
(Name and/or type of drainage channels)

Are the following items applicable to the project or its effects? Discuss below all items checked 'yes' (attach additional sheets as necessary).

NOTE: Applicant may be required to submit additional data and information if deemed necessary by the Environmental Review Officer or Lead Agency.

| YES | NO | |
|---|---|---|
| | X | 1. Change in lake, stream, or other body of water or ground water quality, or alteration of existing drainage patters. |
| | X | 2. Change in dust, ash, smoke, fumes, or odors in vicinity. |
| | X | 3. Change in existing features of any bodies of water, live or intermittent streams, hills, or substantial alteration of ground contours. |

# Initial Study Application

| YES | NO | |
|---|---|---|
| ____ | X | 4. Substantial change in demand for public services (police, fire, water, sewage, etc.). |
| ____ | X | 5. Significant amounts of solid waste or litter. |
| ____ | X | 6. Will road or access construction involve grade alteration, cut and/or fill? |
| ____ | X | 7. Could the project create a traffic hazard or congestion on the immediate street system or cause excessive vehicular noise? |
| ____ | X | 8. Change in scenic views or vistas from existing residential areas or public lands or roads. |
| ____ | X | 9. Substantial change in existing noise or vibration levels in the vicinity. |
| ____ | X | 10. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives. |
| ____ | X | 11. Change in pattern, scale, or character of land use in the general area of the project. |
| ____ | X | 12. Substantially increase energy consumption (electricity, heat, fuel, etc.). |
| ____ | X | 13. Relationship to a larger project or series of projects. |
| ____ | X | 14. Would the proposed project vary from standards or plans adopted by any agencies (such as air, water, noise, etc.)? |
| ____ | X | 15. Will the removal or logging of timber be part of the project? |

Mitigation Measures proposed by the Property Owner/Applicant:

Property owners propose to develop a small RV/Camping resort with area for horse corrals on the Southern parcel that fronts CA Hwy 147, Northern parcel that fronts CA Hwy 147 to be held for future commercial development. The 2 parcels between parcels fronting Hwy and Residental Subdivison to the East will be developed into homesites.

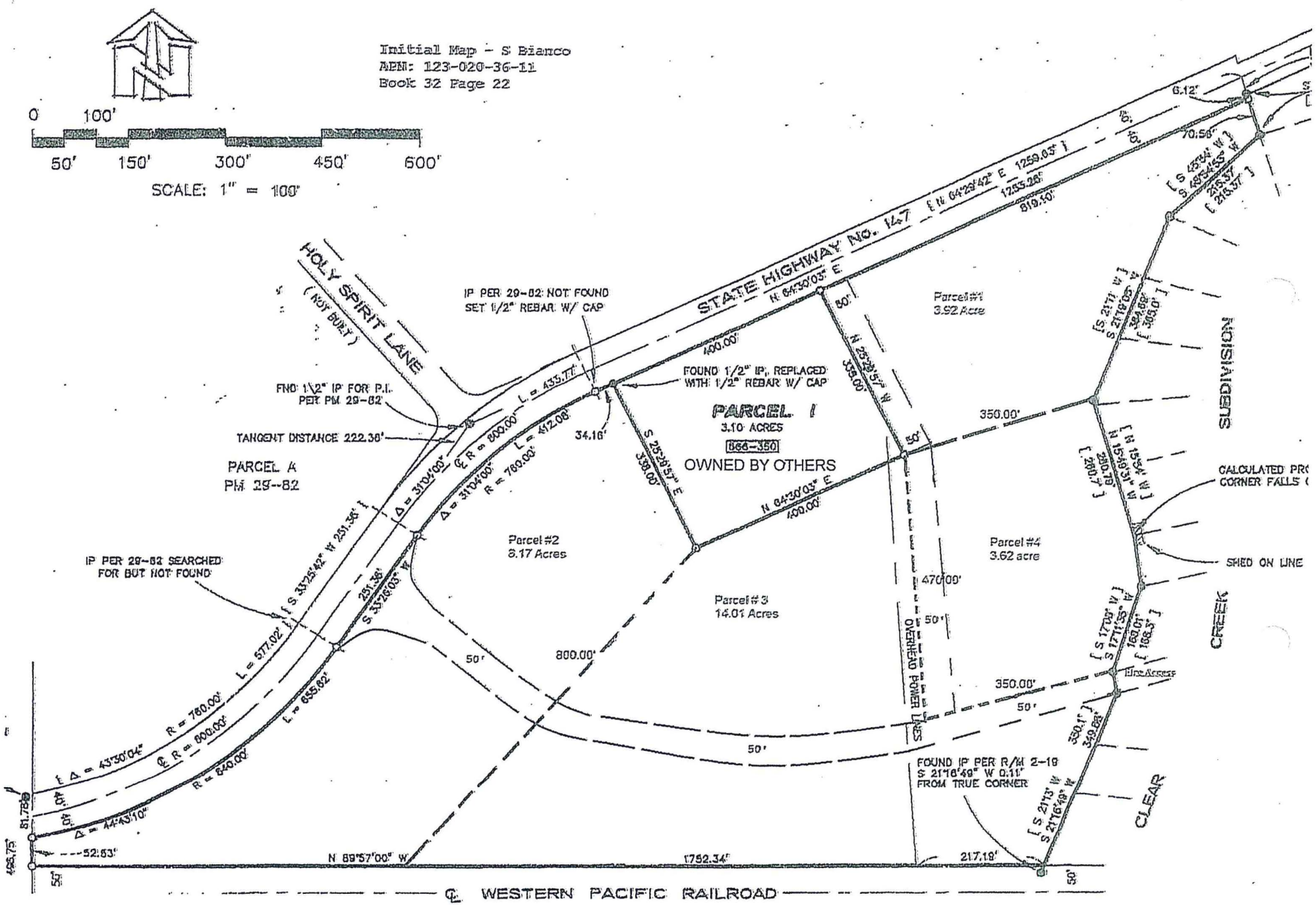
Property owners object is to keep a large portion of property open space. Existing trail that connects to the South end of Fir Way will continue to be available for acess to ORV, hikers and equestrians.

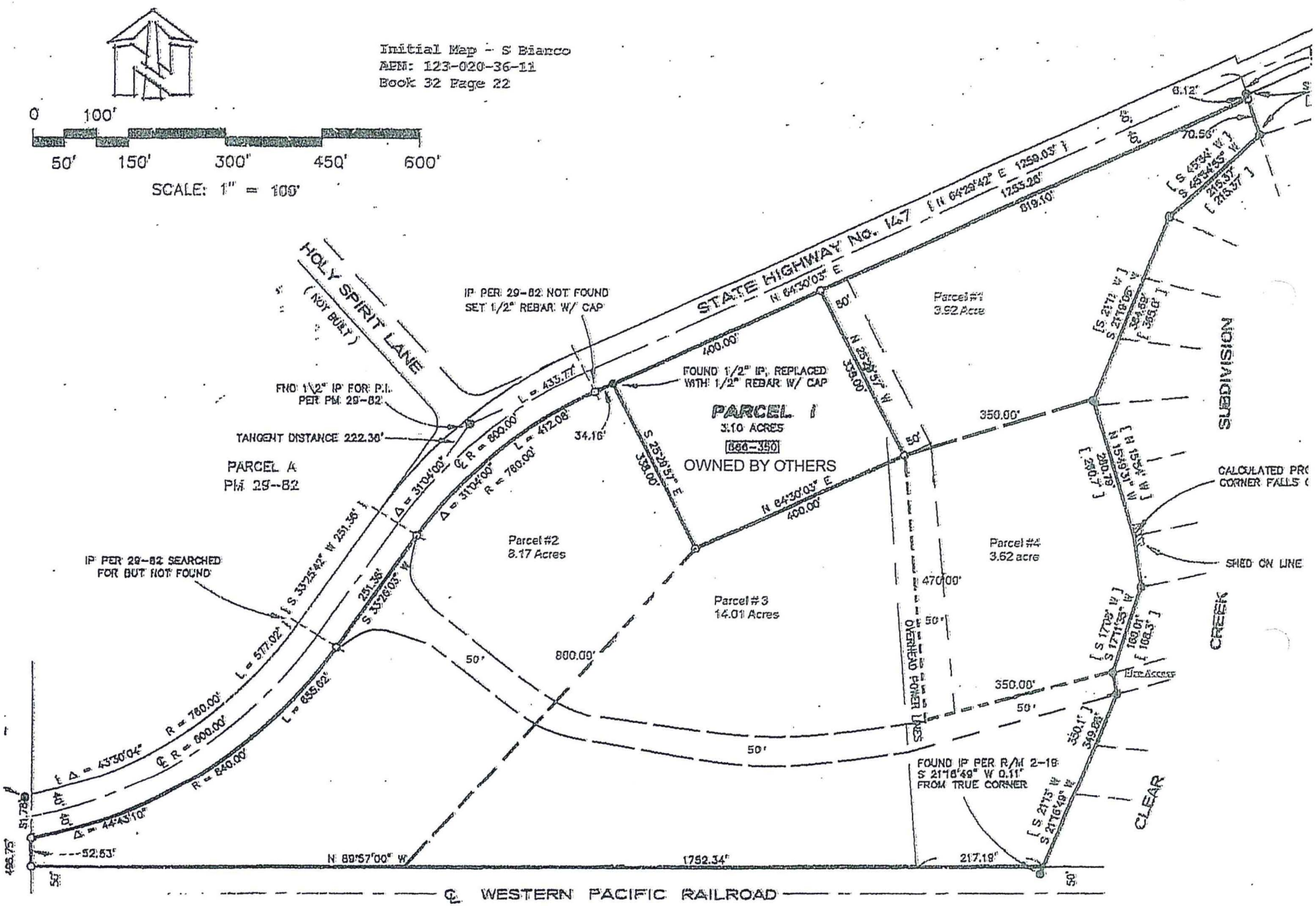
Initial Map - S Bianco
APN: 123-020-36-11
Book 32 Page 22

0 100'
50' 150' 300' 450' 600'
SCALE: 1" = 100'

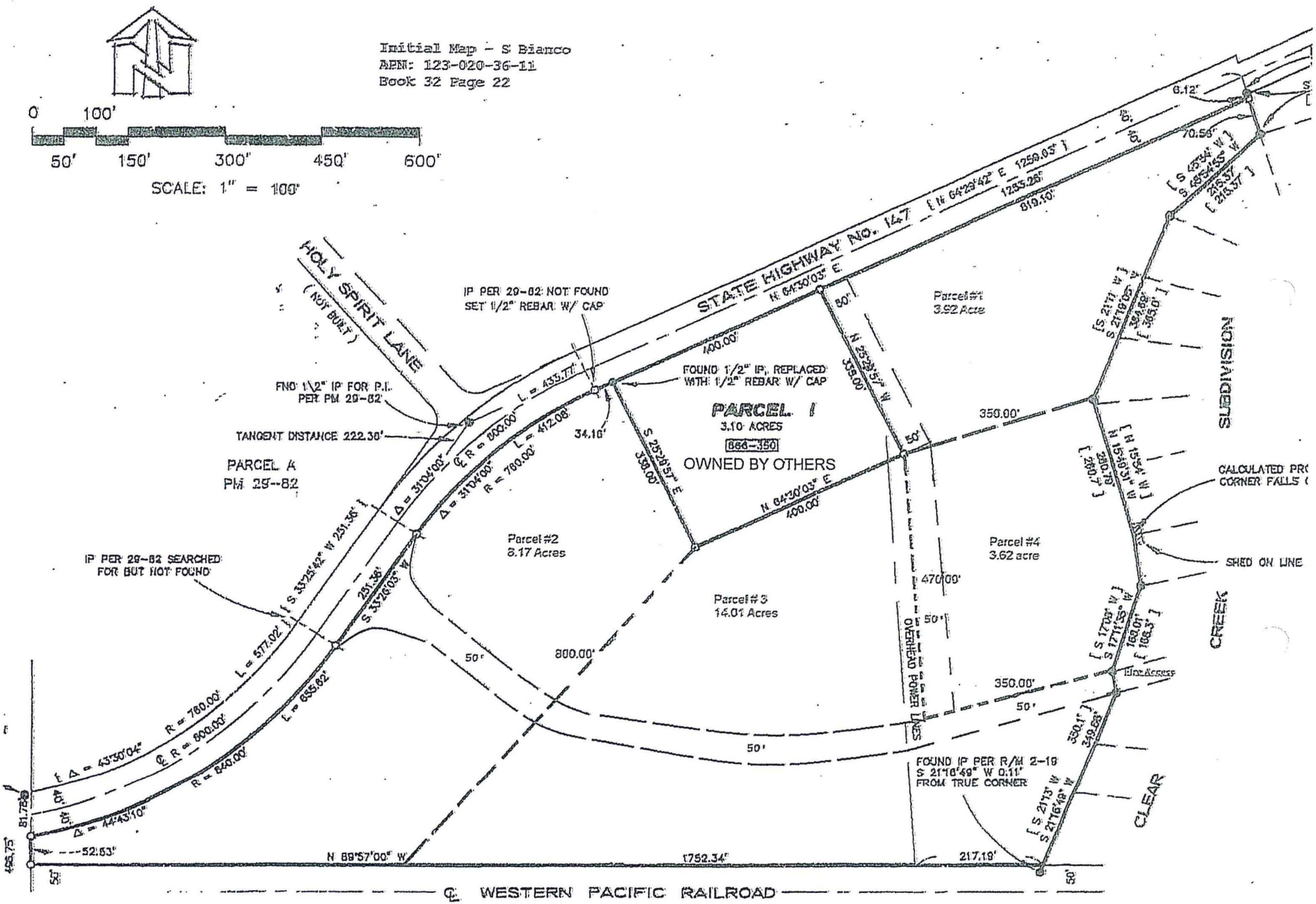
STATE HIGHWAY NO. 147
HOLY SPIRIT LANE
(NOT BUILT)
IP PER 29-82 NOT FOUND
SET 1/2" REBAR W/ CAP
FOUND 1/2" IP, REPLACED
WITH 1/2" REBAR W/ CAP
FND 1\2" IP FOR P.I.
PER PM 29-82
TANGENT DISTANCE 222.30'
PARCEL A
PM 29--82
IP PER 29-82 SEARCHED
FOR BUT NOT FOUND
PARCEL 1
3.10 ACRES
666-350
OWNED BY OTHERS
Parcel #1
3.92 Acre
Parcel #2
8.17 Acres
Parcel #3
14.01 Acres
Parcel #4
3.62 acre
OVERHEAD POWER LINES
SUBDIVISION
CALCULATED PRO
CORNER FALLS
SHED ON LINE
CREEK
CLEAR
FOUND IP PER R/M 2-19
S 21°16'49" W 0.11'
FROM TRUE CORNER
℄ WESTERN PACIFIC RAILROAD

Initial Map - S Bianco
APN: 123-020-36-11
Book 32 Page 22

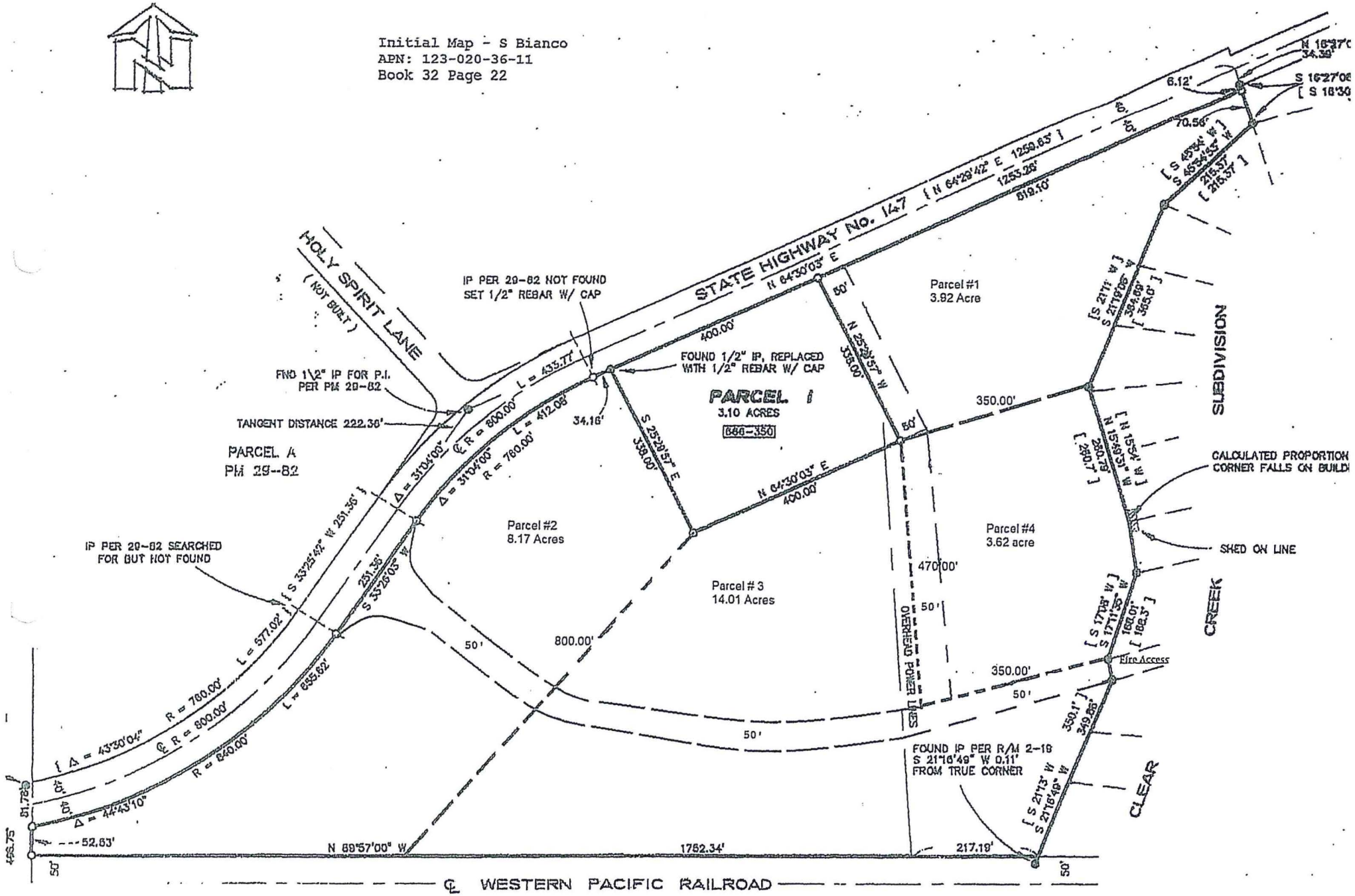


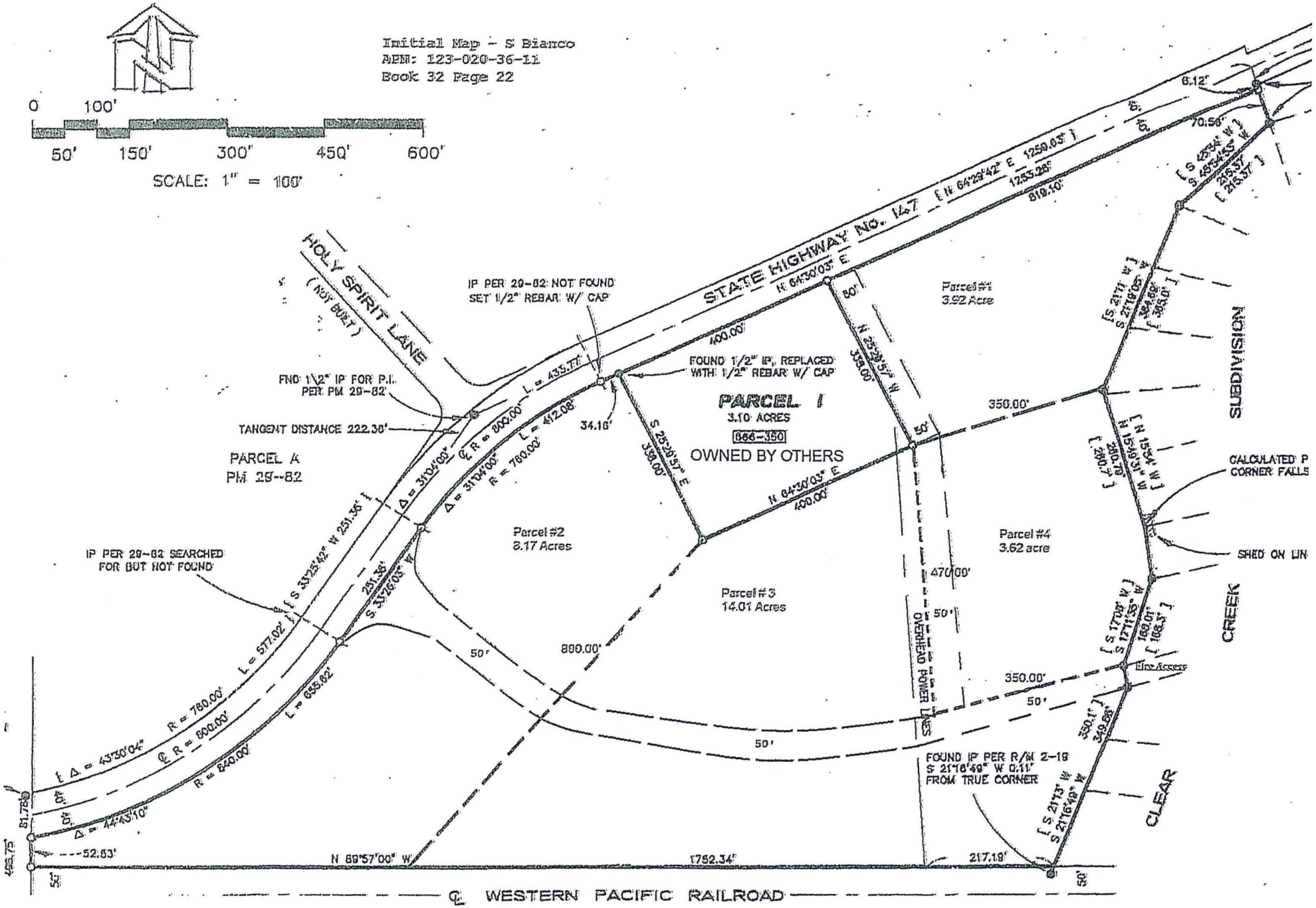


Initial Map - S Bianco
APN: 123-020-36-11
Book 32 Page 22
0 100'
50' 150' 300' 450' 600'
SCALE: 1" = 100'
STATE HIGHWAY No. 147
HOLY SPIRIT LANE
(NOT BUILT)
IP PER 29-82 NOT FOUND
SET 1/2" REBAR W/ CAP
FOUND 1/2" IP, REPLACED
WITH 1/2" REBAR W/ CAP
FND 1\2" IP FOR P.I.
PER PM 29-82
TANGENT DISTANCE 222.36'
PARCEL A
PM 29-82
PARCEL 1
3.10 ACRES
666-350
OWNED BY OTHERS
Parcel #1
3.92 Acre
Parcel #2
8.17 Acres
Parcel #3
14.01 Acres
Parcel #4
3.62 acre
IP PER 29-82 SEARCHED
FOR BUT NOT FOUND
OVERHEAD POWER LINES
FOUND IP PER R/M 2-19
S 21°16'49" W 0.11'
FROM TRUE CORNER
CALCULATED PRO
CORNER FALLS
SHED ON LINE
SUBDIVISION
CREEK
CLEAR
N 89°57'00" W
1752.34'
217.19'
WESTERN PACIFIC RAILROAD


Initial Map - S Bianco
APN: 123-020-36-11
Book 32 Page 22
0 100'
50' 150' 300' 450' 600'
SCALE: 1" = 100'
STATE HIGHWAY NO. 147
HOLY SPIRIT LANE
(NOT BUILT)
IP PER 29-82 NOT FOUND
SET 1/2" REBAR W/ CAP
FOUND 1/2" IP, REPLACED
WITH 1/2" REBAR W/ CAP
FND 1\2" IP FOR P.I.
PER PM 29-82
TANGENT DISTANCE 222.38'
PARCEL A
PM 29-82
PARCEL I
3.10 ACRES
666-350
OWNED BY OTHERS
Parcel #1
3.92 Acre
Parcel #2
8.17 Acres
Parcel #3
14.01 Acres
Parcel #4
3.62 acre
IP PER 29-82 SEARCHED
FOR BUT NOT FOUND
OVERHEAD POWER LINES
FOUND IP PER R/M 2-19
S 21°16'49" W 0.11'
FROM TRUE CORNER
CALCULATED PRO
CORNER FALLS
SHED ON LINE
SUBDIVISION
CREEK
CLEAR
N 89°57'00" W
1752.34'
217.19'
52.53'
WESTERN PACIFIC RAILROAD

Initial Map - S Bianco
APN: 123-020-36-11
Book 32 Page 22





Initial Map - S Bianco
APN: 123-020-36-11
Book 32 Page 22
0 100'
50' 150' 300' 450' 600'
SCALE: 1" = 100'
STATE HIGHWAY No. 147
HOLY SPIRIT LANE
(NOT BUILT)
IP PER 29-82 NOT FOUND
SET 1/2" REBAR W/ CAP
FOUND 1/2" IP, REPLACED
WITH 1/2" REBAR W/ CAP
FND 1\2" IP FOR P.I.
PER PM 29-82
TANGENT DISTANCE 222.38'
PARCEL A
PM 29-82
PARCEL I
3.10 ACRES
666-350
OWNED BY OTHERS
Parcel #1
3.92 Acre
Parcel #2
8.17 Acres
Parcel #3
14.01 Acres
Parcel #4
3.62 acre
IP PER 29-82 SEARCHED
FOR BUT NOT FOUND
OVERHEAD POWER LINES
FOUND IP PER R/M 2-19
S 21°16'49" W 0.11'
FROM TRUE CORNER
SUBDIVISION
CREEK
CLEAR
CALCULATED P
CORNER FALLS
SHED ON LIN
N 89°57'00" W
1752.34'
217.19'
℄ WESTERN PACIFIC RAILROAD

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

Zoning & Building
Inspection Requests
Phone: 530 257-5263

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

June 20, 2022

# NOTICE OF INFORMAL CONSULTATION

**Applicant/Owner:** Stephanie Bianco

**File No.:** Planned Development Permit #2022-001, Parcel Map #2022-004, and Initial Study #2022-002, Bianco

**Project:** Planned Development, and Tentative Parcel Map (creating 4 parcels) for an undeveloped parcel near Clear Creek Ca. Proposed onsite developments include; three building sites for future residences (septic and well for each residence are within these sites), an equestrian arena and barn, and one building site for a 20 space, full service (water, sewer, and power hookups) Recreational Vehicle (RV) park. The subject parcel is zoned P.U.D. (Planned Unit Development District) and is designated Planned Development Residential, by the *Westwood/Clear Creek Area Plan 2002.*

**Location:** The project sites are located approximately directly south of Hwy 147 in Lassen County, ¼ mile west of Clear Creek and 25 miles west of Susanville (via Highways 36 and 147).

**A.P.N.:** 123-020-036

**Staff Contact:** Matt May, Planning Manager

The project described above is being referred to your agency for informal consultation, per 15063(g) of the CEQA Guidelines, to obtain comments concerning potentially significant impacts, which could result from project approval and development. The information provided by your agency will assist Lassen County in determining whether a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report should be prepared as the appropriate environmental document for the project.

Attached with this letter are the planned development application, the parcel map application, the initial study application, and; a vicinity map, the tentative parcel map, an open space map, and a planned development map.

Comments submitted by your agency should focus on the potentially significant project-related impacts that are within your agency's jurisdiction and area of expertise. In addition to commenting on

the significance of potential impacts, you are encouraged to suggest any known mitigation measures, which would reduce such impacts to a less than significant level. You are also encouraged to make recommendations regarding any additional studies or other information that may be needed to accurately determine the significance of project impacts and/or appropriate mitigation measures.

We welcome any comments your agency may have regarding this project. We will use comments received during this early consultation to ensure that all significant impacts are analyzed during the environmental review process. In order to be considered prior to preparation of the Initial Study for this project, your comments must be received by Monday, July 20, 2022.

If you have any questions concerning the project, please contact Matt May, Planning Manager, at (530) 251-8269.

Sincerely,

Maurice L. Anderson,
Environmental Review Officer

MLA:clf
Enclosures:

- Planned Development Application #2022-001
- Parcel Map Application #2022-005
- Initial Study Application #2022-002
- Vicinity Map
- Tentative Map
- Open Space Map
- Planned Development Map

Distribution: Supervisor Gallagher (1); Stephanie Bianco (Applicant); Co. Assessor's Office; Co. Administrative Office; Co. Fire Warden/CAL FIRE; Co. Environmental Health Dept.; Co. Public Works/Road Div.; Lassen Co. Fish & Game Com.; CA Dept. of Fish & Wildlife (Redding/Wendel); Caltrans; Lahontan RWQCB (email); Dept. of Water Resources; Clear Creek PO's; Pit River Tribe of California; Greenville Rancheria of Maidu Indians; Susanville Indian Rancheria; Honey Lake Maidu; Washoe Tribe of Nevada and California; Clear Creek CSD; Co. Air Pollution Control Officer; Plumas Sierra Rural Electrical Cooperative; Burlington Norther RR

S:\PLA\Planning\2022\IS 2022-002, Bianco\2022 \Informal Consultation

CALIFORNIA
Water Boards

GAVIN NEWSOM
GOVERNOR

JARED BLUMENFELD
SECRETARY FOR
ENVIRONMENTAL PROTECTION

Central Valley Regional Water Quality Control Board

12 July 2022

Maurice L. Anderson
County of Lassen Department of Planning and Building Services
707 Nevada Street, Suite 5
Susanville, CA 96130-3912

**COMMENTS ON PLANNED DEVELOPMENT PERMIT #2022-001, PARCEL MAP #2022-004, AND INITIAL STUDY #2022-002 FOR THE BIANCO PROJECT, APN NUMBER 123-020-036, WESTWOOD, LASSEN COUNTY**

The Central Valley Regional Water Quality Control Board (Central Valley Water Board) is a responsible agency for this project, as defined by the California Environmental Quality Act (CEQA). On 6 July 2022, we received your request for comments on the Planned Development Permit, Parcel Map, and Initial Study for the Bianco Project (Project).

The applicant proposes a four-parcel division of various sizes. Parcel one will be approximately 3.92 acres with Hwy 147 frontage planned for future commercial development. Parcel two will be approximately 8.17 acres with Hwy 147 frontage to be developed into an RV Horse camp. Parcel three will be approximately 14 acres and parcel four will be approximately 3.62 acres to be developed into homesites. The Project site is located at 666-450 Hwy 147 in Westwood.

Based on our review of the information submitted for the proposed project, we have the following comments:

General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (CGP)

Construction activity, including demolition, resulting in a land disturbance of one acre or more must obtain coverage under the CGP. The Project must be conditioned to implement storm water pollution controls during construction and post-construction as required by the CGP. To apply for coverage under the CGP the property owner must submit Permit Registration Documents electronically prior to construction. Detailed information on the CGP can be found on the State Water Board website Water Boards Stormwater Construction Permits (https://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml).

RECEIVED



JUL 18 2022

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES

Application/Report of Waste Discharge

If it is determined that there will be a discharge of waste to land that cannot be permitted under Lassen County's Local Agency Management Program (LAMP), a Report of Waste Discharge (ROWD), Form 200 and supporting information must be submitted at least 140 days prior to discharge. The Central Valley Water Board will consider the information submitted and either issue or waive Waste Discharge Requirements. Information can be found at Water Boards Central Valley Permit Information (https://www.waterboards.ca.gov/centralvalley/help/permit).

If you have any questions or comments regarding this matter, please contact me at (530) 224-4784 or by email at Jerred.Ferguson@waterboards.ca.gov.

Jerred T Ferguson

Digitally signed by Jerred T Ferguson
Date: 2022.07.12 13:14:34 -07'00'

Water Boards

Jerred Ferguson
Environmental Scientist
Storm Water & Water Quality Certification Unit

JTF: db

cc:
via email: Janis Hill-Bianco, Cottonwood
NST Engineering, Inc., Susanville

## Matthew May

**From:** Henderson, Amy@Wildlife <Amy.Henderson@wildlife.ca.gov>
**Sent:** Friday, July 15, 2022 3:02 PM
**To:** Matthew May
**Subject:** Planned Development Permit 2022-001; Parcel Map 2022-004 and Initial Study 2022-002 (Bianco)

This message comes from an external sender. EXTERNAL SENDER WARNING!

Dear Matt May:

The California Department of Fish and Wildlife (Department) has reviewed the consultation request for the above-referenced project (Project). As a trustee for the State's fish and wildlife resources, the Department has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and their habitat. As a responsible agency, the Department administers the California Endangered Species Act (CESA) and other provisions of the Fish and Game Code (FGC) that conserve the State's fish and wildlife public trust resources. The Department offers the following comments and recommendations on this Project in our role as a trustee and responsible agency pursuant to the California Environmental Quality Act (CEQA), California Public Resources Code section 21000 et seq. The following are informal comments intended to assist the Lead Agency in making informed decisions early in the Project development and review process.

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

Biological Surveys

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

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

The following should be included in the biological assessment:

1. Date/time/weather conditions during the survey(s).
2. A description of the natural environment.
3. A list of common and special status plant and wildlife species as well as habitats present onsite at the time of the survey(s).

4. Rare/local/unusual species and habitats present during the survey(s).
5. A thorough assessment of rare plants and sensitive natural communities should be conducted following the Department's March 2018 *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities* (https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959&inline).
6. If habitat is present for special status plants or wildlife, focused species-specific surveys should be conducted at the appropriate time of year and/or time of day when the species are active or otherwise identifiable. Acceptable species-specific survey procedures should be developed in consultation with the Department and the U.S. Fish and Wildlife Service. Links to some survey procedures are provided on the Department's website (https://wildlife.ca.gov/Conservation). All surveys should be conducted prior to approval of the Project and survey results provided in the subsequent environmental document.
7. If any special-status species are found during surveys, the Department requests that CNDDB forms be filled out online and submitted. Instructions for providing data to the CNDDB can be found at: https://wildlife.ca.gov/Data/CNDDB/Submitting-Data.
8. Impacts to and maintenance of wildlife corridor/movement areas and other key seasonal use areas should be fully evaluated and provided.
9. A discussion of impacts associated with increased lighting, noise, human activity, impacts of free-roaming domestic animals including dogs and cats, changes in drainage patterns, changes in water volume, velocity, quantity, and quality, soil erosion, and/or sedimentation in streams and watercourses on or near the Project site.
10. A discussion on fuels management, and how it would affect biological resources, should be discussed and analyzed.
11. Mitigation measures for adverse Project-related impacts to sensitive plants, wildlife, and habitats should be developed and thoroughly discussed. Mitigation measures should first emphasize avoidance and reduction of Project impacts. For unavoidable impacts, the feasibility of on-site habitat restoration or enhancement should be discussed. If on-site mitigation is not feasible, off-site mitigation through habitat creation, enhancement, acquisition and preservation in perpetuity should be addressed.

Botanical Surveys

Botanical surveys should be conducted across the entire Project site during the appropriate blooming time prior to the approval of this Project. Botanical surveys should follow the Department's March 20, 2018, *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities,* available here: https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959.

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

California Endangered Species Act

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

Nesting Birds

In order to avoid impacts to nesting birds and/or raptors protected under FGC sections 3503 and 3503.5 and the federal Migratory Bird Treaty Act, one of the following shall be implemented:

a. Vegetation removal and other ground-disturbance activities associated with construction shall occur between September 1 and January 31, when birds are not nesting; or

b. If vegetation removal or ground disturbance activities occur during the nesting season, a pre-construction nesting survey shall be conducted by a qualified biologist to identify active nests in and adjacent to the work area. Surveys shall begin prior to sunrise and continue until vegetation and nests have been sufficiently observed. The survey shall consider acoustic impacts and line-of sight disturbances occurring as a result of the project in order to determine a sufficient survey radius to avoid nesting birds. At a minimum, the survey report shall include a description of the area surveyed, date and time of the survey, ambient conditions, bird species observed in the area, a description of any active nests observed, any evidence of breeding behaviors (e.g., courtship, carrying nest materials or food, etc.), and a description of any outstanding conditions that may have impacted the survey results (e.g., weather conditions, excess noise, the presence of predators, etc.).

   The results of the survey shall be submitted to the Department upon completion via email to R1CEQARedding@wildlife.ca.gov. The survey shall be conducted no more than one week prior to the initiation of construction. If construction activities are delayed or suspended for more than one week after the preconstruction survey, the site shall be resurveyed.

   If an active nest is located during the preconstruction surveys, a non-disturbance buffer shall be established around the nest by a qualified biologist in consultation with the Department and U.S. Fish and Wildlife Service in order to comply with FGC sections 3503 and 3503.5 and the Migratory Bird Treaty Act. Compliance measures may include, but are not limited to, exclusion buffers, sound-attenuation measures, seasonal work closures based on the known biology and life history of the species identified in the survey, as well as ongoing monitoring by biologists.

Bats

Trees that contain cavities, crevices and/or exfoliated bark have high potential to be used by various bat species, special-status or not. If the Project will impact trees with the above referenced characteristics, a thorough survey of the large trees should be conducted by a qualified biologist or arborist familiar with these features to determine if tree features and habitat elements are present within the oak trees. Trees with features potentially suitable for bat roosting should be clearly marked prior to removal.

If removal or disturbance of trees identified to have roost structure will occur during the bat maternity season, when young are non-volant (March 1 – Aug 31), or during the bat hibernacula (November 1 – March 1), when bats have limited ability to safely relocate roosts, it could cause a significant impact to bats through direct mortality during the roost removal. Impacts to roosts are usually accompanied by high mortality of bats and it is a significant impact because a single colony could consist of the entire local population of a species. The availability of suitable roosting habitat is considered a limiting factor in almost all bat species. Roost site suitability is often based on a narrow range of suitable temperatures, relative humidity, physical dimensions, etc., and many species exhibit high roost site fidelity. Depending on the impact, if any, to the roosting habitat, additional mitigation may be necessary and could include providing replacement or alternate roost habitat. If necessary, humane evictions should be conducted during seasonal periods of bat activity, which may vary by year, location, or species and must be conducted by or under the supervision of a biologist with specific experience conducting exclusions. Humane exclusions could consist of a two-day tree removal process whereby the non-habitat trees and brush are removed along with certain tree limbs on the first day and the remainder of the tree on the second day. This two-step process changes the microhabitat of the area causing the bats to vacate the area under their own volition, therefore minimizing mortality and other impacts to bat species.

Lighting

The Department recognizes the adverse effects that artificial lighting has on birds and other nocturnal species. The effects are numerous and include impacts to singing and foraging behavior, reproductive behavior, navigation, and altered migration patterns. To minimize adverse effects of artificial light on wildlife, the Department recommends that lighting fixtures associated with the Project be downward facing, fully shielded, and designed and installed to minimize photo-pollution and spillover of light onto adjacent wildlife habitat.

Trenching

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

If you have any questions, please feel free to call or email.

Thank you,

Amy Henderson
Senior Environmental Scientist (Specialist)
California Dept. of Fish and Wildlife
601 Locust Street
Redding, CA 96001
(530)598-7194 (cell)

RECEIVED

Archaeological Investigation - Stephanie Bianco Project 666-450 Highway 147 Clear Creek, CA.

JUN 07 2022

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES

**Overview:**

This letter report of findings, at the request of NST Engineering, is for compliance with the Northeastern Information Center recommendation (see Appendix A) for a professional archaeologist to conduct a pedestrian field survey for all parcels of the Stephanie Bianco Project which will incur ground moving actives.

**Location:**

The property is located at 666-450 Highway 147, Clear Creek, California, Lassen County at Township 28 North, Range 8 East, Section 11 as shown on the USGS Westwood Quadrangle, (see Figure 1).

The project consists of four Parcels: P1 - 4.92 acres, P2 - 8.82 acres, P3 - 11.94 acres, and P4 - 3.03 acres, for a total of approximately 30 acres, (see Figure 2). The project proposes to develop and RV Park on P1, a horse arena on P2 and residences on P3 and P4, (see Figure 3).

Figure 1.

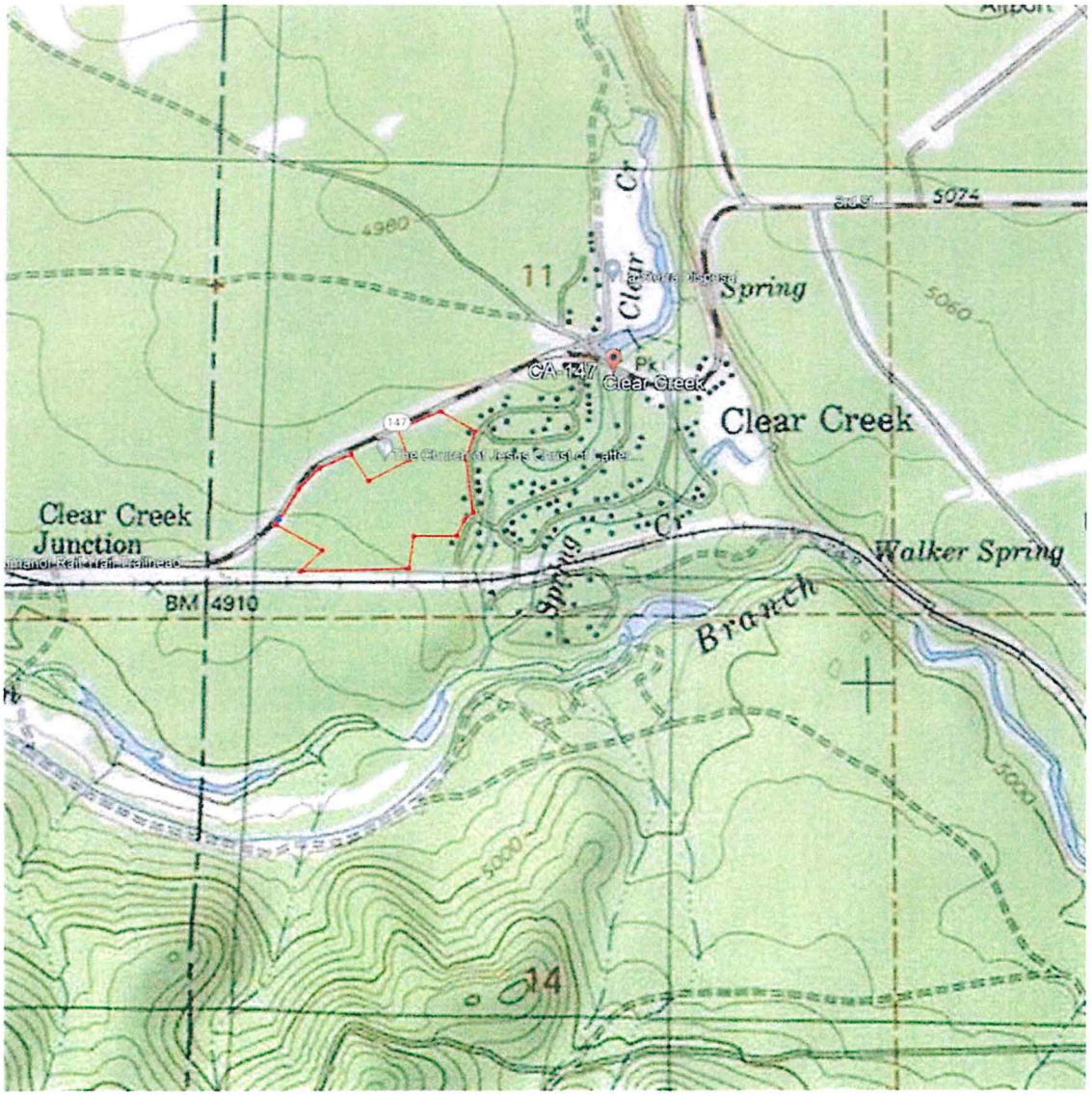


Figure 2.

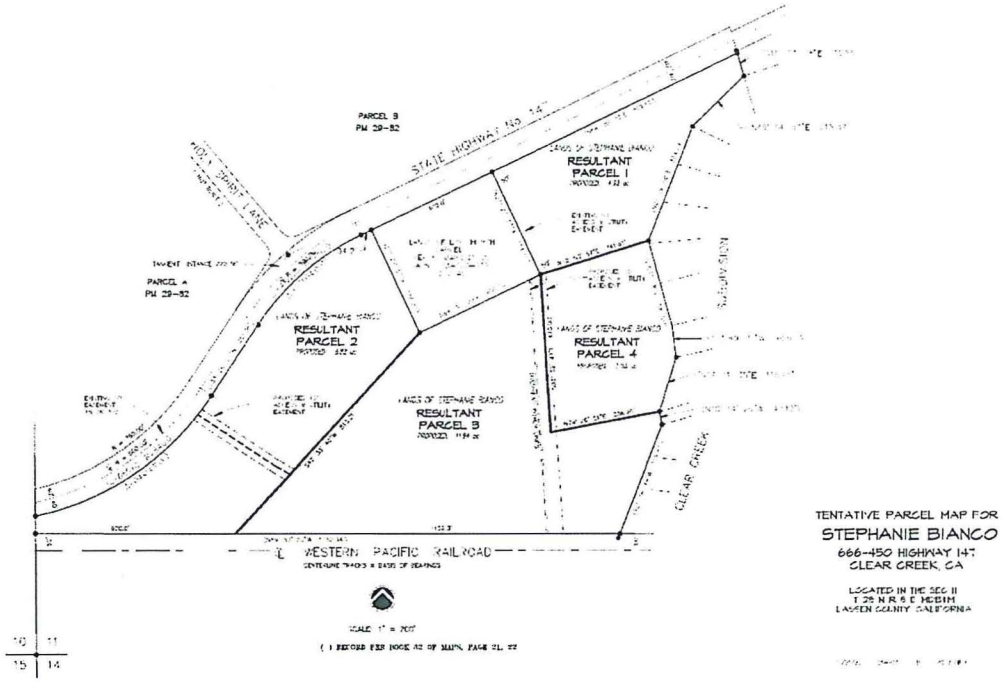
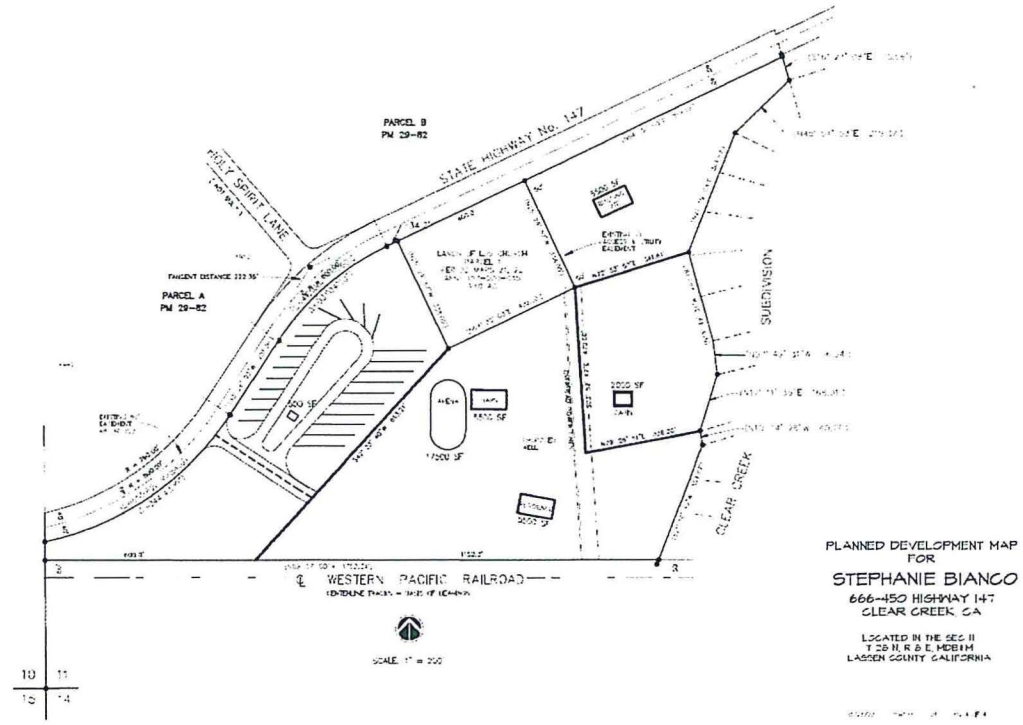



Figure 3.



**Crew Qualifications:**

Lori Harrington, M.A., RPA was the Principal Investigator for this cultural resource study and the author of this report. Ms. Harrington has more than 20 years of archaeological experience in California and exceeds all requirements of the Secretary of Interior's Qualifications Standards (36 CFR Part 61; National Park Service 1983).

**Previous Research:**

A records search was performed by the Northeast Information Center (NEIC) at Chico State University, Chico, California on June 24, 1994, and was shown to be negative for historic and prehistoric resources within the project area or within 1 mile of the project area. In addition, it was noted that the current project area had never undergone an archaeological investigation and recommended that the project area be surveyed by a qualified archaeologist (see Appendix A).

**Field Reconnaissance Methodology:**

A pedestrian survey, which entails the inspection of all land surfaces that can reasonably be expected to contain cultural resource remains without major modification of the land surface, was performed on April 27, 2022.

**Methodology:**

The site can be accessed directly off Hwy 147 via a dirt, unimproved road, behind the Church of Latter-Day Saints, appromently1 mile west of the town of Clear Creek. The area, in general, is rural and residential in nature with a subdivision to the east of the project area, Western Pacific Railroad to the south and the LDS Church and Highway 147 to the north and west.

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

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

Ground cover ranged from 0 to 100%. To facilitate viewing of the ground surface in areas of heavy duff and leaf litter, random shovel scrapes were used to expose the underlying ground surface.

Photo 1. General Area looking south.

Photo 2. Showing 100% Ground cover.

Photo 3. Looking towards Storage Area.

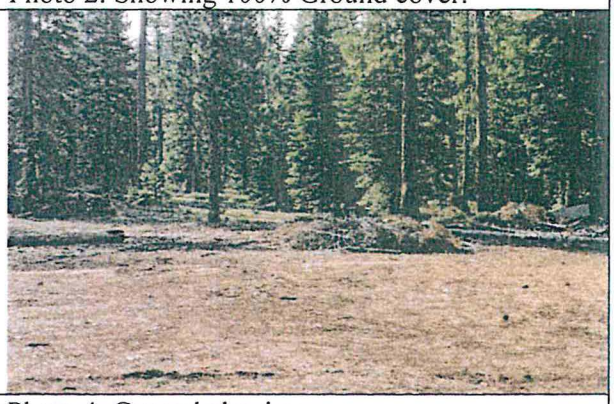


Photo 4. Ground clearing.

Photo 5. Unimproved graded road. Showing 0% ground cover.

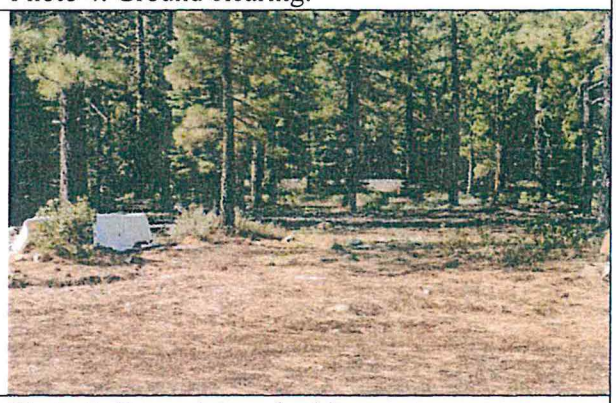


Photo 6. General Area looking east.

**Results:**

The area had been previously disturbed due to grading for the road, clearing of vegetation and the development of a storage area to the south. See photos below.

The survey was negative for resources and the cultural sensitivity for this project area is considered low for both prehistoric and prehistoric resources.

**Recommendations:**

Based on the results of the records search, field survey, and assessment of potential direct or indirect Project impacts, CRA has no recommendations for this project at this time. However, should unanticipated cultural resource be encountered during land modification activities, work must cease, and a qualified archaeologist contacted immediately to determine appropriate measures to mitigate any adverse impacts to the discovered resources. If human remains are discovered during construction-related activities notification of the Lassen County Coroner is required. If the Butte County Coroner determines that the discovered remains are those of Native American ancestry, then the Native American Heritage Commission must be notified by telephone within 24 hours. Sections 5097.94 and 5097.98 of the Public Resources Code describe the procedures to be followed after the notification of the Native American Heritage Commission.

Lori Harrington M.A. RPA

Lori Harrington

April 27, 2022

APPENDIX A:

Information Center

BUTTE SIERRA
GLENN SISKIYOU
LASSEN SUTTER
MODOC TEHAMA
PLUMAS TRINITY
SHASTA

Department of Anthropology
California State University, Chico
Chico, CA 95929-0400

(916) 898-6256

JUL 01 1994

June 24, 1994

Scott Lucas, Associate Planner
Lassen County Planning Department
707 Nevada Street, Room 236
Susanville, CA 96130

RE: I.S. # 94058/CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS; I. C. File # I94-11
T28N, R8E, Section 11;
USGS Westwood West 7.5' and Chester 15' quads
30.75 acres (Lassen County)

Dear Mr. Lucas,

In response to your request received June 23, 1994, a record search for the above cited project was conducted by examining the official maps and records for archaeological sites in Lassen County.

**RESULTS:**

**PREHISTORIC RESOURCES:** Our records show that there are no recorded sites of this type known to be located within the project boundaries or within the one mile radius. However, sites of this type have been recorded in areas with similar environmental settings and topographic features. The project is located in territory probably occupied in ethnographic times by the Maidu Indian group.

**HISTORIC RESOURCES:** Our records indicate that there are no recorded sites of this type known to be located within project boundaries or within the one mile radius. However, the USGS 15' quad map (1956) shows the communities of Clear Creek nearby and Westwood farther to the east. There could be unrecorded historic cultural resources associated with the settlement and development of these areas. A post office was established for the town of Westwood in 1913. So some people would have been living in this area by that date. Additionally, the Westwood West 15' quad shows a historical marker in Section 2. This marker is number 678, which marks the Lassen Emigrant Trail (see enclosure). Approaching this location from the north, the trail passes what is now Bogard Ranger Station. Proceeding southward to Big Springs and Big Meadows (now Lake Almanor), it then turned westward to Deer Creek, which it followed generally to Vina in the Sacramento Valley.

**PREVIOUS ARCHAEOLOGICAL INVESTIGATIONS:** According to our records, no portion of the project area has been previously surveyed for cultural resources by a professional archaeologist.

**LITERATURE SEARCH:** Reviewed were the official records and maps for archaeological sites and surveys in Lassen County. Also reviewed were the **National Register of Historic Places** - Listed Properties and determined Eligible Properties (1988, Computer Listings 1966 through 1-93 by National Park Service), the **California Inventory of Historic Resources** (1976), **California Points of Historical Interest** (1992), **California Historical Landmarks** (1990), **Handbook of North American Indians**, Volume 8 (1978), **History of Plumas, Lassen & Sierra Counties 1882** (1971), **Gold Districts of California** (1970), **The Directory of Properties in the Historic Property Data File for Lassen County** (1994), and **Historic Spots in California** (1966).

**RECOMMENDATIONS:** Based upon the above information obtained as a result of this search and the local topography, the project is located in an area considered to be highly sensitive for cultural resources. In view of these findings, we recommend a professional archaeologist be contacted to survey areas of the project that will be subject to ground disturbing activities (road, utility or structure construction for example). This person will be able to identify any cultural resources present within the project boundaries and then prepare appropriate preservation/mitigation measures for any cultural resources encountered.

Thank you for your concern in preserving California's cultural heritage.

Sincerely,

Makoto Kowta, Coordinator
Northeast Information Center