

NOTICE OF EXEMPTION

TO: County Clerk
County of Lassen
220 South Lassen Street
Susanville, CA 96130

State Clearinghouse
CA Governor's Office of Land Use and Climate Innovation
<https://lci.ca.gov/sch/document-submission.html>

FROM: Lassen County Department of Planning and Building Services
707 Nevada Street, Suite 5
Susanville, CA 96130

Project Title: USE PERMIT #2026-001, Ingram. Proposal to open an indoor recycling center for redemption of CRV recyclables.

File Number: UP#2026-001, Ingram

Project Proponent: Garrett & Vanessa Ingram/Blue Water Recycling Corporation

Lead Agency Contact Person: Gaylon F. Norwood

Phone No.: (530) 251-8269

Project Location: The subject parcels are located at 472-445 Diamond Crest Road Susanville, CA 96130. APNs:116-140-021 & 116-140-020.

Project Description: Proposal to open an indoor recycling center for redemption of CRV recyclables. Proposal would include construction of a 12,000 square foot commercial industrial building. The proposed project would include a concrete driveway, parking spaces, grass area, lighting, and sign. The subject parcels are zoned C-T (Town Service District) and have a Town Service land use designation per the *Johnstonville Area Plan, 1987*.

Exempt Status:

1. Ministerial (Sec.21080(b)(1); 15268);
2. Declared Emergency (Sec.21080(b)(3); 15269(a));
3. Emergency Project (Sec.21080(b)(4); 15269(b)(c));
4. Categorical Exemption. State type and section number: 15303

5. Statutory Exemptions. State type and section number:
6. Other: 15061(b)(3), "General Rule" Exemption;
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Reason why project is exempt: Pursuant to General Provisions and Exceptions, Lassen County Code Section 18.102.030(d), CRV recycling centers may be permitted, subject to securing a use permit, in all commercial and industrial zoning districts. The use permit requirement is triggered solely by the inclusion of a CRV recycling component. Normally a building of this size would be allowed by right in the C-T zoning district.

The Environmental Review Officer of Lassen County has determined that this proposal is exempt from the California Environmental Quality Act under Sections 15061(b)(3) and 15303 of the 2026 CEQA Guidelines. Per Section 15303, "Examples of this exemption include but are not limited to... up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use." The proposed reverse vending machines are typically exempt from environmental review when added to existing grocery stores. The size of the proposed building to enclose the reverse vending machines is similar in size to buildings that are allowed by right in the C-T District. This project also qualifies for the Common-Sense Exemption pursuant to CEQA Guidelines Section 15061(b)(3). This rule applies where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

The proposed project is not dissimilar to other uses allowed by right in the C-T zoning district and therefore does not represent a departure from the baseline land uses. The following responses are based on this principal point.

The recycling center is projected to serve between 20 and 50 customers per day. This volume is consistent with, or lower than, the trip generation rates of alternative "by-right" uses for a 12,000-square-foot facility (such as general retail). Consequently, the project will not result in a significant increase in vehicle miles traveled (VMT) or traffic congestion beyond what has already been analyzed and accepted in the General Plan. All recycling activities—including collection and sorting—will be conducted in the building in a manner that adheres to local noise and screening ordinances, ensuring no impact on surrounding properties.

The project site is located in a developed area and does not involve the removal of protected biological species, impact historic resources, or result in the discharge of hazardous materials. Because the intensity of the use is comparable to permitted uses, the project does not contribute to a cumulative environmental burden. Because the recycling use operates within the same physical and operational envelope as a permitted-by-right use, it can be seen with certainty that the issuance of the Use Permit will not result in a significant physical change to the environment.

The site is not mapped within a designated wetland, critical habitat, or other environmental resource of hazardous or critical concern. As such the use of the Class 3 exemption for small structures is appropriate. The project is not located in a particularly sensitive environment. There are no features of this recycling center (such as specific location, specialized machinery, or traffic patterns) that distinguish it from other small commercial structures already contemplated by the Class 3 exemption. The project is not

located in a site included on any list compiled pursuant to Government Code Section 65962.5 (the "Cortese List"). The project is situated in a developed commercial area and involves the placement of indoor reverse vending machines. It does not involve the removal of scenic trees, rock outcroppings, or historic buildings visible from a designated scenic corridor. Therefore, this exception does not apply.

Existing commercial development in the vicinity of the project site exceeds the size of the proposed new recycling center. Local businesses on Richmond Road East, including Richmond Mini Storage, Susanville Auto Center, and Lassen Transfer and Storage (which offers a commercial weigh station for semi-trucks), have existing commercial development exceeding 12,000 square feet in size.

The Noise Assessment Report submitted by applicant estimates that noise at the nearest property line will be 58-60 dBA with the doors closed and 63-65 dBA if the doors are open frequently. The daytime limit (7:00 a.m. to 7 p.m.), in accordance with County Code Section 9.65.040, is 75 dBA. Additionally, Planning Commission condition 13 requires compliance with the Lassen County Noise Ordinance (County Code Chapter 9.65).



5-13-2026

Gaylon F. Norwood

Environmental Review Officer

Date

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