



County of Lassen  
Department of Planning and Building Services

• Planning • Building Permits • Code Enforcement • Surveyor • Surface Mining

October 21, 2019

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

NOTICE OF EARLY CONSULTATION

Zoning & Building  
Inspection Requests  
Phone: 530 257-5263

**Applicant/Owner:** Larry Plog, Joseph Aboussleman, and Shelly Stringer

**File No.:** Parcel Map #2019-001, Initial Study #2018-006, Plog, Aboussleman, Stringer

**Project:** Proposal to divide a 111-acre parcel into four parcels: Proposed Parcel 1 would be 20.22 acres in size, Proposed Parcel 2 would be 21.11 acres in size, Proposed Parcel 3 would be 21.37 acres in size and Proposed Parcel 4 would be 48.08 acres in size. The subject parcel is zoned A-2-B-20 (Agricultural Residential District, 20-Acre Building Site Combining District) and has a "Rural Residential" land use designation in the *Pittville Area Plan, 1986*.

**Location:** The subject parcel is located approximately 3.5 miles south of the intersection of Highway 299 and Old Highway Road at 545-100 Kaufenberg Road, McArthur, CA 96056.

**A.P.N.:** 013-070-41 (013-070-25 is an old APN that predates recordation of Lot Line Adjustment #2019-004)

**Staff Contact:** Stefano Richichi, Associate Planner

The project described above is being referred to your agency for early consultation 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 or Environmental Impact Report should be prepared as the appropriate environmental document for the project.

Attached with this letter are the parcel map application, the initial study application, a plot plan, and a vicinity map depicting the location of the project. Graphics and other supporting material are available through this Department upon request.

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.

In order to be considered prior to determining whether a Negative Declaration or Environmental Impact Report is required for this project, your comments will need to be received by this office no later than Wednesday, November 6, 2019.

Please also be aware that certain aspects of the above project may not be subject to the California Environmental Quality Act (CEQA) pursuant to Section 15183 of the CEQA Guidelines, as the above project is consistent with the development density established by existing zoning and the *Pittville Area Plan, 1986*.

If you have any questions concerning the project, please contact Stefano Richichi, Associate Planner, at (530) 251-8269 or at [srichichi@co.lassen.ca.us](mailto:srichichi@co.lassen.ca.us).

Sincerely,



*MLA*  
Maurice L. Anderson,  
Environmental Review Officer

MLA:smr

Enclosures:

- Parcel Map Application #2019-001
- Initial Study Application #2019-006
- Plot Plan
- Vicinity Map

Distribution: Supervisor Albaugh (5); Larry Plog, Joseph Aboussleman and Shelly Stringer (Property Owners); NST Engineering, Inc. (Agent); Co. Assessor's Office; Co. Building Official; Co. Fire Warden/CAL FIRE; Co. Environmental Health Dept.; Co. Public Works; Co. Public Works/Road Div.; Co. Public Works/Transportation; Sheriff, Central Valley RWQCB; Dept. of Water Resources (DWR); Dept. of Fish & Wildlife (Redding/Wendel); Caltrans, District 2; State Clearinghouse (15 Copies); Pit River Tribe of California; Greenville Rancheria of Maidu Indians; Susanville Indian Rancheria; Honey Lake Maidu; Washoe Tribe of Nevada and California; McArthur Fire Protection District; Co. Air Pollution Control Officer; Fall River Unified School District; PG & E.

S:/PLA:/Planning/2019/PM #2019-001, Plog, Aboussleman, Stringer/Initial Study/Notice of Early Consultation



# TENTATIVE PARCEL MAP/SUBDIVISION APPLICATION

OCT 10 2019

FILING FEE: \$754 PARCEL MAP; \$913 AND \$56 PER LOT SUBDIVISION

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

LASSEN COUNTY DEPARTMENT OF PLANNING AND BUILDING SERVICES

Form must be typed or printed clearly in black or blue ink.

All sections must be completed in full. Only attach additional sheets if necessary.

FILE NO. PM#2019-001

<b>Property Owner/s</b>	<b>Property Owner/s</b>
Name: <b>LARRY G. PLOG</b>	Name: <b>JOSEPH ABOUSSLEMAN &amp; SHELLY STRINGER</b>
Mailing Address: <b>P.O. BOX 292</b>	Mailing Address: <b>545-580 KAUFENBERG RD</b>
City, ST, Zip: <b>MCARTHUR, CA 96056</b>	City, ST, Zip: <b>MCARTHUR, CA 96056</b>
Telephone: _____ Fax: _____	Telephone: _____ Fax: _____
Email: _____	Email: _____

<b>Applicant/Authorized Representative*</b>	<b>Agent (Land Surveyor/Engineer/Consultant)</b>
Same as above: <input type="checkbox"/>	Correspondence also sent to: <input checked="" type="checkbox"/>
Name: _____	Name: <b>NST ENGINEERING, INC</b>
Mailing Address: _____	Mailing Address: <b>1495 RIVERSIDE DRIVE</b>
City, ST, Zip: _____	City, ST, Zip: <b>SUSANVILLE, CA 96130</b>
Telephone: _____ Fax: _____	Telephone: <b>(530) 257-5173</b> Fax: _____
Email: _____	Email: <b>nst@frontiernet.net</b> License #: <b>4647</b>

<b>Project Address or Specific Location:</b> <b>545-100 KAUFENBERG RD</b>	
<b>Deed Reference: Book:</b> _____ <b>Page:</b> _____ <b>Year:</b> _____ <b>Doc#:</b> <b>2018-03168</b>	
<b>Zoning:</b> <b>A-2-B-2D</b>	<b>General Plan Designation:</b> <b>Agriculture Residential Dist.</b>
<b>Parcel Size (acreage):</b> <b>111</b>	<b>Section:</b> <b>15</b> <b>Township:</b> <b>37</b> <b>Range:</b> <b>6</b>

<b>Assessor's Parcel Number(s):</b> <b>013 - 070 - 25</b>	-	-	-
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**Subdivision (5 or more parcels created)**  
Number of Parcels: \_\_\_\_\_ Parcel Size Range: \_\_\_\_\_ (acres or square feet). Use: \_\_\_\_\_

**Parcel Map (4 or fewer parcels created).**

Parcel No. <u>1</u>	Size: <u>20.15 AC</u> (acres or square feet). Uses: <u>RESIDENTIAL</u>
Parcel No. <u>2</u>	Size: <u>20.13 AC</u> (acres or square feet). Uses: <u>RESIDENTIAL</u>
Parcel No. <u>3</u>	Size: <u>20.00 AC</u> (acres or square feet). Uses: <u>RESIDENTIAL</u>
Parcel No. <u>4</u>	Size: <u>48.08 AC</u> (acres or square feet). Uses: <u>AG</u>

<b>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.</b>	<b>*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).</b>
Date: _____	Date: <u>3-11-19</u>
Date: _____	Date: _____

See associated process form for required attachments.

1. Multiple (secondary) access provided for emergency fire equipment and shown on the Tentative Map:  
 Yes  No. Explain reason for lack of multiple access (e.g. parcels over forty acres, parcels front a publicly maintained road, etc.; see Lassen County Code Section 9.16.102): CO. RD. NO 402 FRONTAGE
  
2. Proposed Water Source:  Public System  Private System  
Explain WELL
  
3. Method of Sewage Disposal:  Public System  Private System  
Explain LEACHFIELD
  
4. List All Recorded Access and Utility Easements: DEED DOC #2001-05975
  
5. Does the Owner Own Other Land Near the Project Site?  No  Yes APN(s) 013-070-33  
013-070-27  
013-070-28  
013-070-30  
013-070-29  
013-160-40  
013-160-39

RECEIVED

OCT 10 2019

LASSEN COUNTY DEPARTMENT OF  
PLANNING AND PUBLIC SERVICES

LANDS OF VAN STAAVERN  
APN:013-070-35

LANDS OF  
PLOG, ABOUSSLEMAN & STRINGER  
APN: 013-070-25  
±111 ACRES GROSS WITH CO. RD.  
±108 ACRES NET W/O CO. RD.

PROPOSED PARCEL 4  
±48.08 ACRES

PROPOSED  
PARCEL 2  
±21.11 ACRES GROSS WITH CO. RD.  
±20.13 ACRES NET W/O CO. RD.

PROPOSED  
PARCEL 3  
±21.37 ACRES GROSS WITH CO. RD.  
20 ACRES NET W/O CO. RD.

PROPOSED  
PARCEL 1  
±20.22 ACRES GROSS WITH CO. RD.  
±20.15 ACRES NET W/O CO. RD.

LANDS OF EADES  
APN:013-160-35

LANDS OF BROWN PER  
LLA ADJUSTMENT 2019-004  
RECORDED IN DOC. NO.  
2019-03324.

LANDS OF KORRENG  
APN:013-160-21

LANDS OF MATTHEWS  
APN:013-070-01

60' EASEMENT  
PER 2001-05975

PROPOSED  
20' PUBLIC  
UTILITY  
EASEMENT

LANDS OF PLOG  
APN:013-070-33

LANDS OF PLOG  
APN:013-070-27

LANDS OF PLOG  
APN:013-070-33

### TENTATIVE PARCEL MAP PLOG, ABOUSSLEMAN & STRINGER

IN SECTION 15, T.37 N., R.6 E., M.D.B. & M.  
LASSEN COUNTY, CALIFORNIA

SCALE : 1" = 200'



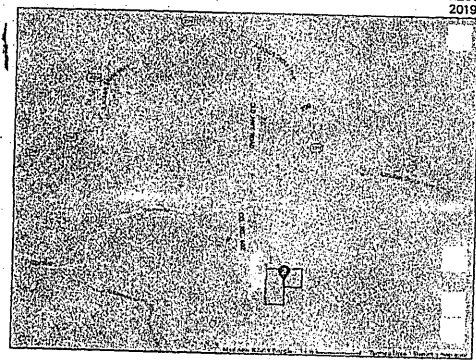
NST Engineering, Inc.  
1490 Silverado Drive  
Sacramento, CA 95830  
(916) 667-3179

FEBRUARY 2019

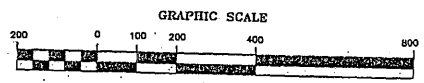
2018-066

SHEET 1 OF 1

SCALE : 1" = 200'

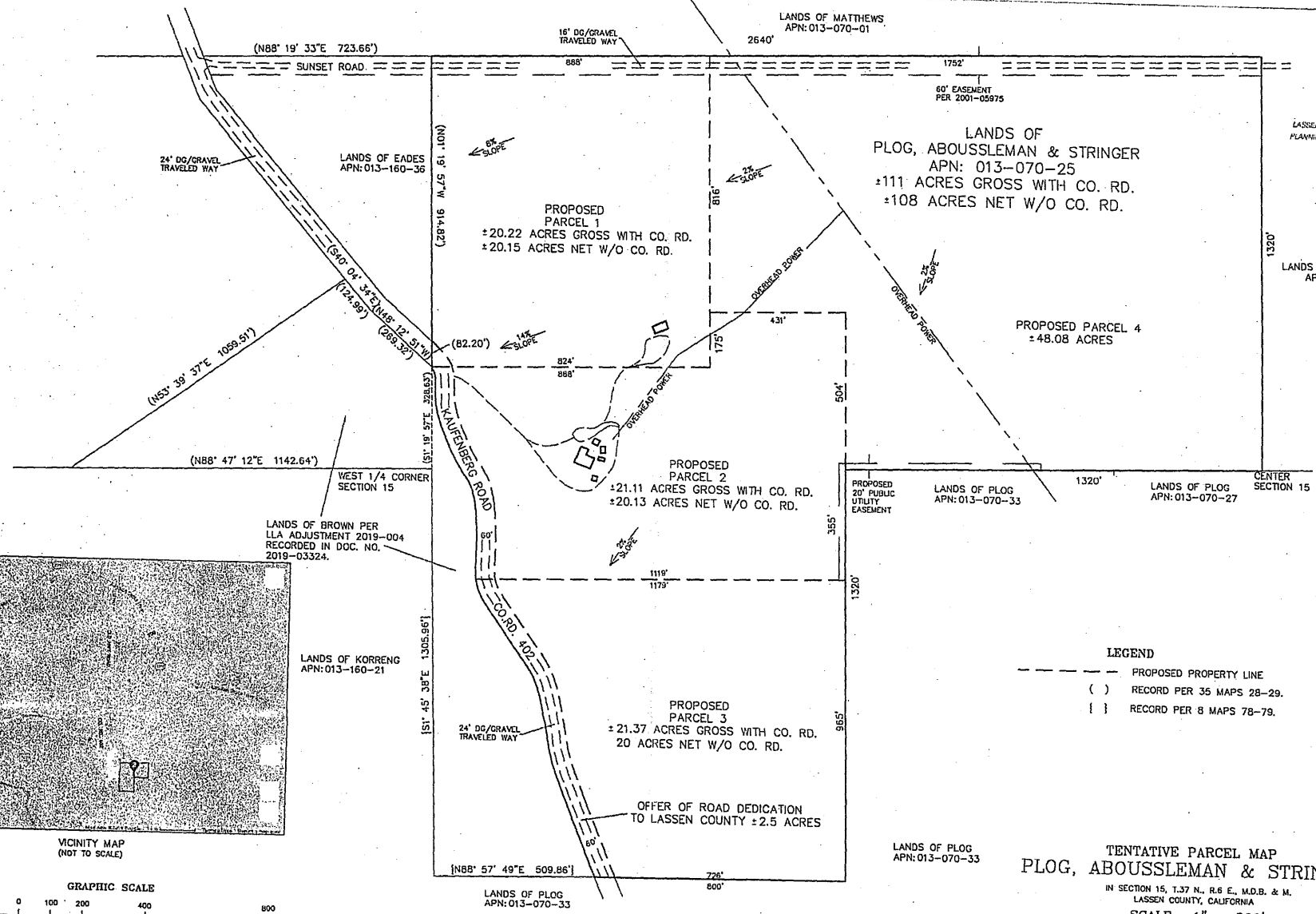


VICINITY MAP  
(NOT TO SCALE)



( IN FEET )  
1" = 500 ft.

- LEGEND**
- PROPOSED PROPERTY LINE
  - ( ) RECORD PER 35 MAPS 28-29.
  - { } RECORD PER 8 MAPS 78-79.



RECEIVED



# Initial Study Application

FILING FEE: \$611.00  
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

OCT 10 2019

LASSEN COUNTY DEPARTMENT OF  
PLANNING AND BUILDING SERVICES

Form must be typed or printed clearly in black or blue ink. All sections must be completed in full.  
This application consists of one page; only attach additional sheets if necessary.

FILE NO. IS #2019-006

<b>Property Owner/s</b>	<b>Property Owner/s</b>
Name: LARRY G. PLOG	Name: JOSEPH ABOUSSLEMAN & SHELLY STRINGER
Mailing Address: P.O. BOX 292	Mailing Address: 545-580 KAUFENBERG RD
City, ST, Zip: MCARTHUR, CA 96056	City, ST, Zip: MCARTHUR, CA 96056
Telephone: Fax:	Telephone: Fax:
Email:	Email:

<b>Applicant/Authorized Representative*</b>	<b>Agent (Land Surveyor/Engineer/Consultant)</b>
Same as above: <input type="checkbox"/>	Correspondence also sent to: <input checked="" type="checkbox"/>
Name:	Name: NST ENGINEERING, INC
Mailing Address:	Mailing Address: 1495 RIVERSIDE DRIVE
City, ST, Zip:	City, ST, Zip: SUSANVILLE, CA 96130
Telephone: Fax:	Telephone: (530) 257-5173 Fax:
Email:	Email: nst@frontiernet.net License #: 4647

<b>Project Address or Specific Location:</b>	545-100 KAUFENBERG RD		
<b>Deed Reference: Book:</b>	<b>Page:</b>	<b>Year:</b>	<b>Doc#:</b> 2018-03168
<b>Zoning:</b> A-2-B-20	<b>General Plan Designation:</b> Agriculture Residential District		
<b>Parcel Size (acreage):</b> ±111	<b>Section:</b> 15	<b>Township:</b> 37	<b>Range:</b> 6

<b>Assessor's Parcel Number(s):</b>	013 - 070 - 25	- -	- -
- -	- -	- -	- -

<b>Project Description:</b>	PARCEL MAP TO CREATE THREE PARCELS, ±20 AC, AND ONE PARCEL OF ±48AC

<b>SIGNATURE OF PROPERTY OWNER(S): I HEREBY ACKNOWLEDGE THAT:</b> I have read this application and state that the information given is both true and correct to the best of my knowledge. I agree to comply with all County ordinances and State laws concerning this application.	<b>*SIGNATURE OF APPLICANT/AUTHORIZED REPRESENTATIVE</b> (Representative may sign application on behalf of the property owner only if Letter of Authorization from the owner/s is provided).
Date:	Date:
Date:	Date: 3-11-19

**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).

*Parcel slopes to the southwest, soils are volcanic w/ vol. rocks  
deer, rabbits & other small rodents. Exist homesite on  
Parcel 2, No cultural, historic or scenic aspects*

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).

*Residential & Agricultural  
Surrounding properties have a similar environment. 20-40  
Acres in size used for homesites & ag. lands*

Slope of Property:

(Approx. percentage of property having following slopes)	90	(0-8%)
	10	(9-15%)
		(16-20%)
		(over 20%)

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

*Lassen County Planning Commission*

Has any form of environmental document been prepared for the project:

Yes \_\_\_\_\_ If yes, attach. No X

List districts involved:

*Feather River Junior Unified School District,  
McArthur Fire Protection District*

Are there any natural or man-made drainage channels through or adjacent to the property?

*None*

(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	
_____	<u>X</u>	1. Change in lake, stream, or other body of water or ground water quality, or alteration of existing drainage patters.
_____	<u>X</u>	2. Change in dust, ash, smoke, fumes, or odors in vicinity.
_____	<u>X</u>	3. Change in existing features of any bodies of water, live or intermittent streams, hills, or substantial alteration of ground contours.

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:

None proposed  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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