



County of Lassen
Department of Planning and Building Services

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

January 7, 2020

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: Woodcrest Real Estate Ventures (Aragon)

File No.: Use Permit #2019-011, Initial Study #2019-007, Woodcrest Real Estate Ventures (Aragon)

Project: Proposal to construct a 9,100-square-foot retail store off of Old Highway Road near Doyle. The subject parcels are zoned A-1 (General Agricultural District) and have an "Extensive Agriculture" land use designation in the *Lassen County General Plan, 2000*. The Technical Advisory Committee conditionally approved Merger #2019-008 on January 2, 2020, in order to merge the subject parcels. If this use permit is ultimately approved, the applicant will cause a Certificate of Merger to be recorded in the Official Records of Lassen County in order to finalize the merger.

Location: The subject parcels are located approximately one mile north of the Town of Doyle at 436-400 and 436-410 Old Highway Road (also known as Carol Drive).

A.P.N.s: 141-060-13 and 141-060-12

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 use permit application, the initial study application, a plot plan, and a vicinity map that depicts 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 Friday, January 31, 2020.

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.

Sincerely,



FL Maurice L. Anderson,
Environmental Review Officer

MLA:smr

Enclosures:

Use Permit Application #2019-011
Initial Study Application #2019-007
Plot Plan
Vicinity Map

Distribution: Supervisor Hammond (5); Frank Aragon (Property Owners); Steve Powell, Woodcrest Real Estate Ventures (Applicant); Paul Fisher, Projection Engineering; 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; Lahontan 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; Doyle Fire Protection District; Co. Air Pollution Control Officer; Fort Sage Unified School District; Plumas-Sierra REC.

S:/PLA:/Planning/2019/UP #2019-011, Woodcrest Real Estate Ventures (Aragon)/Initial Study/Notice of Early Consultation

RECEIVED



USE PERMIT APPLICATION

DEC 04 2019

FILING FEE: CLASS 1 \$397 CLASS 2 \$571 CLASS 3 \$2,381

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.

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

FILE NO. UP#1019-011

Property Owner/s	Property Owner/s
Name: Frank D. Aragon	Name:
Mailing Address: 3980 Strickland Mine Road	Mailing Address:
City, ST, Zip: Placerville, California 95667	City, ST, Zip:
Telephone: 916-204-2713 Fax:	Telephone: Fax:
Email: ara98@yahoo.com	Email:

Applicant/Authorized Representative*	Agent (Land Surveyor/Engineer/Consultant)
Same as above: <input type="checkbox"/>	Correspondence also sent to: <input type="checkbox"/>
Name: Woodcrest Real Estate Ventures, Steve Powell	Name: Projection Engineering, Paul Fisher
Mailing Address: 1410 Main Street, Suite C	Mailing Address: 1230 Cedar Street
City, ST, Zip: Ramona, California 92065	City, ST, Zip: Ramona, California 92065
Telephone: 760-271-9400 Fax:	Telephone: 760-443-6504 Fax:
Email: steve@woodcrestrev.com	Email: paulfisher@projectionengineering.com License #: 71549

Project Address or Specific Location: Northwest corner of U.S. Hwy 395 and Old Hwy 395			
Deed Reference: Book: 141	Page: 6	Year:	Doc#:
Zoning: Currently: A1 / Proposed: Commercial		General Plan Designation:	
Parcel Size (acreage): A: 1.37 + B: 1.46 = 2.83 total		Section: 6	Township: 25N Range: 17E

Assessor's Parcel Number(s):	A: 141 - 060 - 12	B: 141 - 060 - 13	- -
- -	- -	- -	- -

Project Description:
See "Attachment A: Project Description"

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:	<i>Steve Powell</i> Date: 11/30/2019
Date:	Date:

See associated process form for required attachments and instructions.



USE PERMIT PROJECT DETAIL SUPPLEMENT

DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

(530) 251-8269 · (530) 251-8373 (fax)

www.co.lassen.ca.us

FILE NO. _____

Form must be typed or printed clearly in black or blue ink. This supplement consists of three pages.

Please complete the following application supplement and attach to the Use Permit Application. Answer all questions that are related to the proposed use.

1. Proposed timeframe for the project and completion of each major phase (i.e., when structures and improvements will be completed): Estimated time frame goals: * Entitlement approval: March 2020,
* Building permit issuance: May 2020, Single phase buildout of store: May – August 2020, seeking store
occupancy certificate by September 2020, Store to have grand opening by October 2020.
2. Existing use of property: Prior use: commercial restaurant: Burger Barn
3. Describe adjoining land uses (e.g., residential, commercial, agricultural, etc.). Please be as specific as possible.
North: Limited mixed commercial/industrial uses
South: Residential
East: Residential
West: Mostly residential, limited spot commercial
4. Hours of proposed operation: 8am to 10pm Days of operation: Monday - Sunday
5. Number of shifts: 2 Number of employees: 3 per shift
6. Number of deliveries or pick-ups: _____ per day 1-2 per week
7. Number of visitors/customers: 75-100 per day 525-700 per week
8. Will the project increase noise levels in the immediate area? ☐ Yes ☒ No
If yes, anticipated noise levels in decibels at:
50 feet _____ 100 feet _____ Property Line _____
9. Describe existing structures and improvements to be used in conjunction with the proposed use, including their floor area: All existing structures will be removed from the property except
for the existing well. This will be a new build project
10. Maximum height (in feet) of existing structures: Up to 21'
11. Maximum height (in feet) of proposed structures: 26'-6" (rounded to 27')

12. Describe any existing structures to be removed: There are three existing structures to be removed.
1. Main CMU two story block building: 1,600 sq. ft. 2. One story CMU storage building: 144 sq. ft.
3. Log well shed: 100 sq. ft.
13. Describe proposed structures and improvements (e.g., buildings, parking, roads, and sewer services, etc.). Please include dimensions and floor area: The project proposes to construct a single story 9,100 sq. ft., (130'x70') retail store (Dollar General), with a maximum height of 27 feet. The site is designed for on-site delivery truck circulation, parking for 45 vehicles and one loading zone space. In addition, there will be a dumpster enclosure, landscaping, on-site stormwater treatment, a private septic system for sewage disposal, and an on-site well for all water demands. Access to the site will be provided via a driveway on Old Hwy 395.
14. Describe the topography and physical environment at and surrounding the project site: The site is currently developed and disturbed. There is relatively little topographical surface change, approx. 2.0' overall from front to back. The site is bordered by road frontages on two sides and developed parcels on the remaining two sides.
15. Describe proposed exterior lighting, including location (attach lighting diagram if applicable): The project proposes two free standing parking lot lights that will comply to dark sky ordinances. The building light fixtures will be downward facing wall packs and floods. All lighting, exterior and interior will be designed to confine direct lighting to the premises. There will be no light trespass beyond any property lines.
16. Will the project include or result in grading, including anticipated grading at project buildout?
☒ Yes ☐ No If yes, approximate total surface area to be disturbed by site grading: _____ sq. ft. or +/-1.1 acres
Quantity of cut: 500 cubic yards Quantity of fill: 1,200 cubic yards
17. Percentage of site to be covered by impervious surfaces (e.g., roads, driveways, and structures), including estimated impervious surfaces at project buildout: +/-0.9 acres
18. Number of existing parking spaces: unknown employee unknown customer
Number of proposed parking spaces: 45 proposed parking spaces
Describe surfacing of parking area: Asphalt Paving
Please attach a parking plan showing existing and proposed parking facilities.
19. Please attach a detailed plot plan, drawn to scale, showing all existing and proposed improvements.
20. For commercial, industrial and institutional developments, please attach a landscaping plan.
21. Please indicate how the following services will be provided to serve the project, including name of the service provider:
Electricity: Plumas-Sierra Rural Electric Cooperative (PSREC) Underground ☐ Overhead ☒

Telephone: Unknown Underground ☐ Overhead ☒

Water Supply: Existing Well ☒ New Well(s) ☐ Community Water ☐
Other ☐ _____

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

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

Solid Waste Disposal: _____

LP/Natural Gas: LP

If an extension of utility lines is necessary, indicate which services and the distance of the extension: No utility line extensions are proposed

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

High School: Lassen County Office of Education

Elementary School: Lassen County Office of Education

Fire Protection: Doyle Fire Protection District

Community Services District: Unknown

Water: N/A

Sewer: N/A

Other: _____

23. List all county, state, regional or federal agencies from which a permit or approval is or may be required, including type of permit required: Permitting Area: Lassen County

Anticipated Permits Required: Design Review, Class II Use Permit, Lot Merger, Building Permit,

Landscape Permit

ATTACHMENT A: PROJECT DESCRIPTION

DOYLE - GENERAL RETAIL

Property Address: Northwest Corner of U.S. Hwy 395 and Old Hwy 395

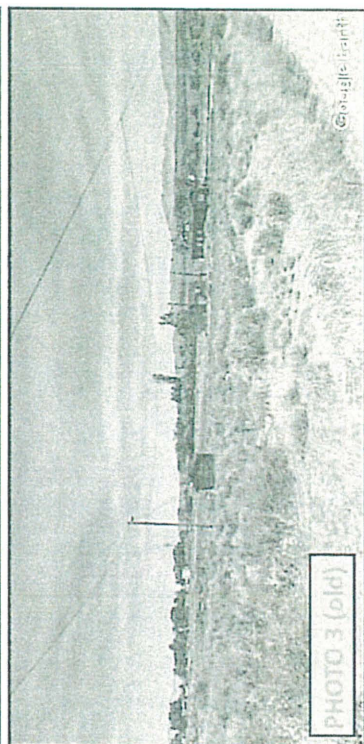
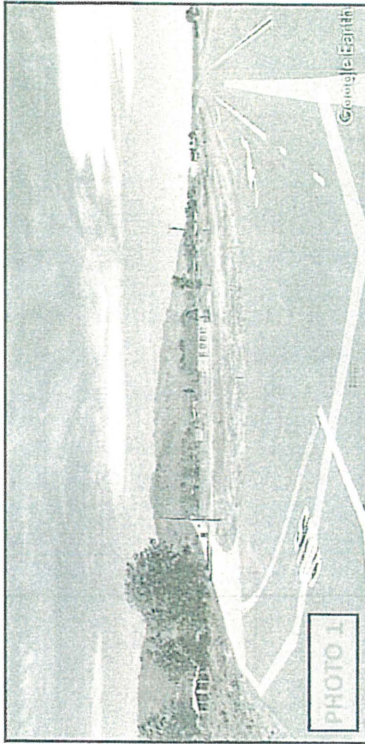
APN: 141-060-12 & -13
Township 25N, Range 17E, Section 6

PROJECT DESCRIPTION

The Project site fronts on the West side of U.S. Hwy 395 and the North side of Old Hwy 395, in the town Doyle, Lassen County, California. The Project site includes parcels APN#: 141-060-12 and 141-060-13, and these two parcels will be merged as a condition of project approval. The subject parcels are in the "A-1" General Agricultural District Zone. Per Section 18.16.050 of the Lassen County Zoning Ordinance, uses in the A-1 zone that are allowed by a use permit include uses allowed by right or by a use permit in the C-T zone. Per Section 18.34.030, item 1., "Retail Stores" are allowed by right in the C-T zone. Through the processing of a CLASS 2 Use Permit, the Project proposes to construct a 9,100 sq. ft. retail store, (Dollar General), with a maximum height of 27 feet. The site will be designed for on-site delivery truck circulation, parking for 45 vehicles and one loading zone space. In addition, there will be a dumpster enclosure, landscaping, on-site stormwater treatment, a private septic system for sewage disposal, and an on-site well for all water demands. Access to the site will be provided via a driveway on Old Hwy 395.

Dollar General hours of operation are Monday thru Sunday 8am to 10pm. Typically, there will be 3 employees during a normal shift and 4-5 customers at a time during peak hours.

The project will process a Lot Line Merger, Use Permit, Design Review, and Initial Study Application with Lassen County.



Dollar General - Doyle, CA

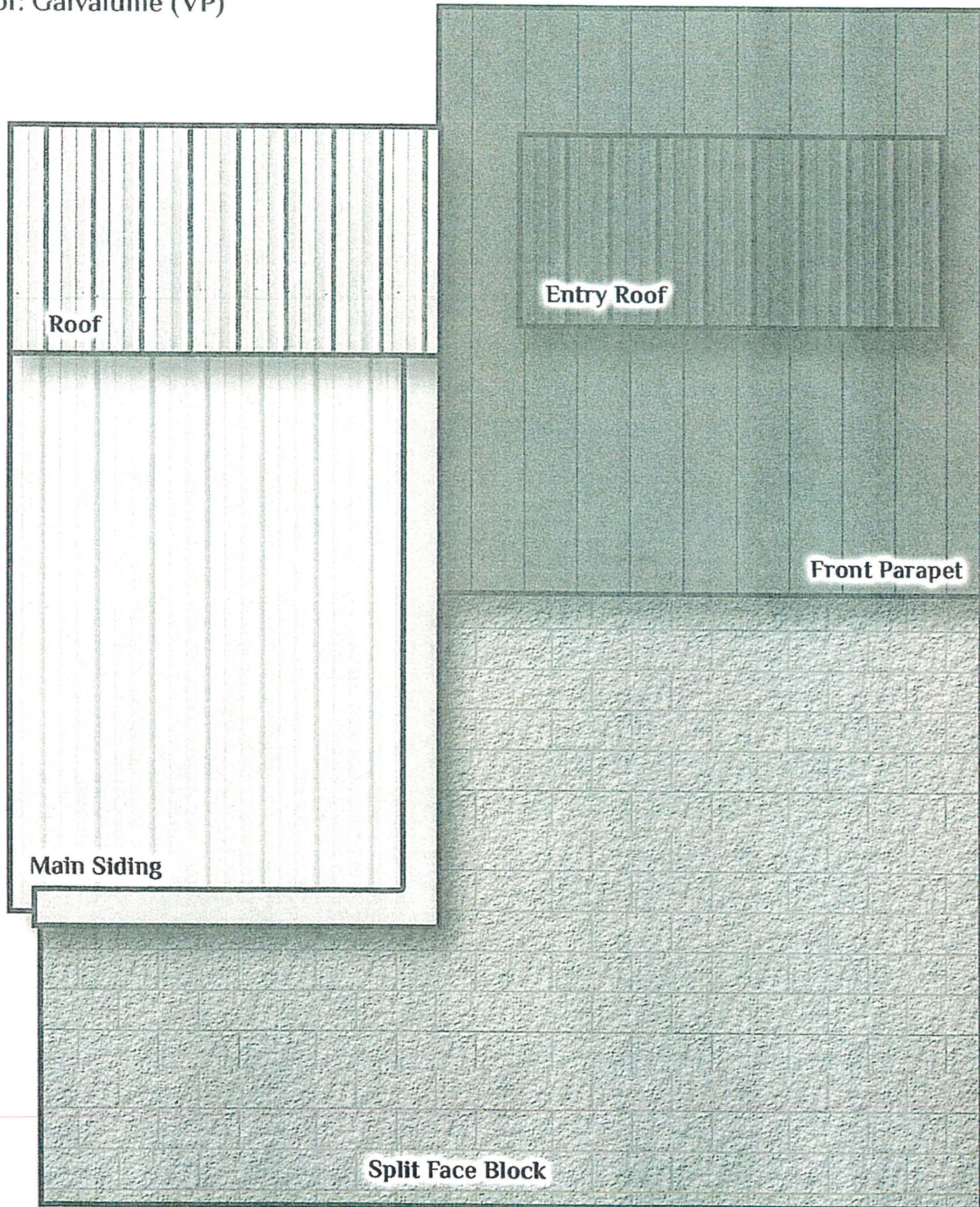
Front Metal Siding: Cool Dark Bronze (VP)

Metal Siding: Cool Egyptian White (VP)

Block: Split Face "Balanced Beige"

Front Awning Roof: Standing Seam "Bronze"

Roof: Galvalume (VP)



RECEIVED



Initial Study Application

DEC 04 2019

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

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#907-007

Property Owner/s	Property Owner/s
Name: Frank D. Aragon	Name:
Mailing Address: 3980 Strickland Mine Road	Mailing Address:
City, ST, Zip: Placerville, California 95667	City, ST, Zip:
Telephone: 916-204-2713 Fax:	Telephone: Fax:
Email: ara98@yahoo.com	Email:

Applicant/Authorized Representative*	Agent (Land Surveyor/Engineer/Consultant)
Same as above: <input type="checkbox"/>	Correspondence also sent to: <input type="checkbox"/>
Name: Woodcrest Real Estate Ventures, Steve Powell	Name: Projection Engineering, Paul Fisher
Mailing Address: 1410 Main Street, Suite C	Mailing Address: 1230 Cedar Street
City, ST, Zip: Ramona, California 92065	City, ST, Zip: Ramona, California 92065
Telephone: 760-271-9400 Fax:	Telephone: 760-443-6504 Fax:
Email: steve@woodcrestrev.com	Email: paulfisher@projectionengineering.com License #: 71549

Project Address or Specific Location: Northwest corner of U.S. Hwy 395 and Old Hwy 395			
Deed Reference: Book: 141	Page: 06	Year:	Doc#:
Zoning: Currently: A1 / Proposed: Commercial		General Plan Designation:	
Parcel Size (acreage): A: 1.37 + B: 1.46 = 2.83 total		Section: 6	Township: 25N Range: 17E

Assessor's Parcel Number(s):	A: 141 - 060 - 12	B: 141 - 060 - 13	- -
- -	- -	- -	- -

Project Description:
See "Attachment A: Project Description"

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:	<i>Steve Powell</i> Date: 11/30/2019
Date:	Date:

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).

The two parcels equate to 2.83 acres on relatively flat land, located at the northwest corner of U.S. Hwy 395 and Old Hwy 395. The project site contains a vacant commercial building known as Burger Barn with a detached storage building. The site is entirely disturbed, with sandy soil.

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).

Properties surrounding the proposed project site are a mix of residential (immediately to the West and South), industrial (to the North West), commercial (to the South West), and more residential on the East side of Old Hwy 395. Vegetation is managed by annual blading of the parcel for fire management. The entire site is disturbed.

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:
Lassen County, California

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

Yes _____ If yes, attach. No X

List districts involved:

Fire: Doyle Fire Protection District; School: Lassen County Office of Education; Water - Private Well;

Sewer: Onsite Septic

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 patterns.

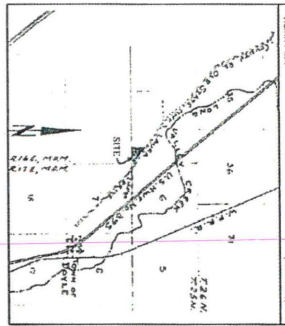
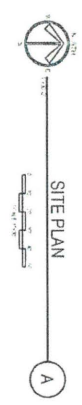
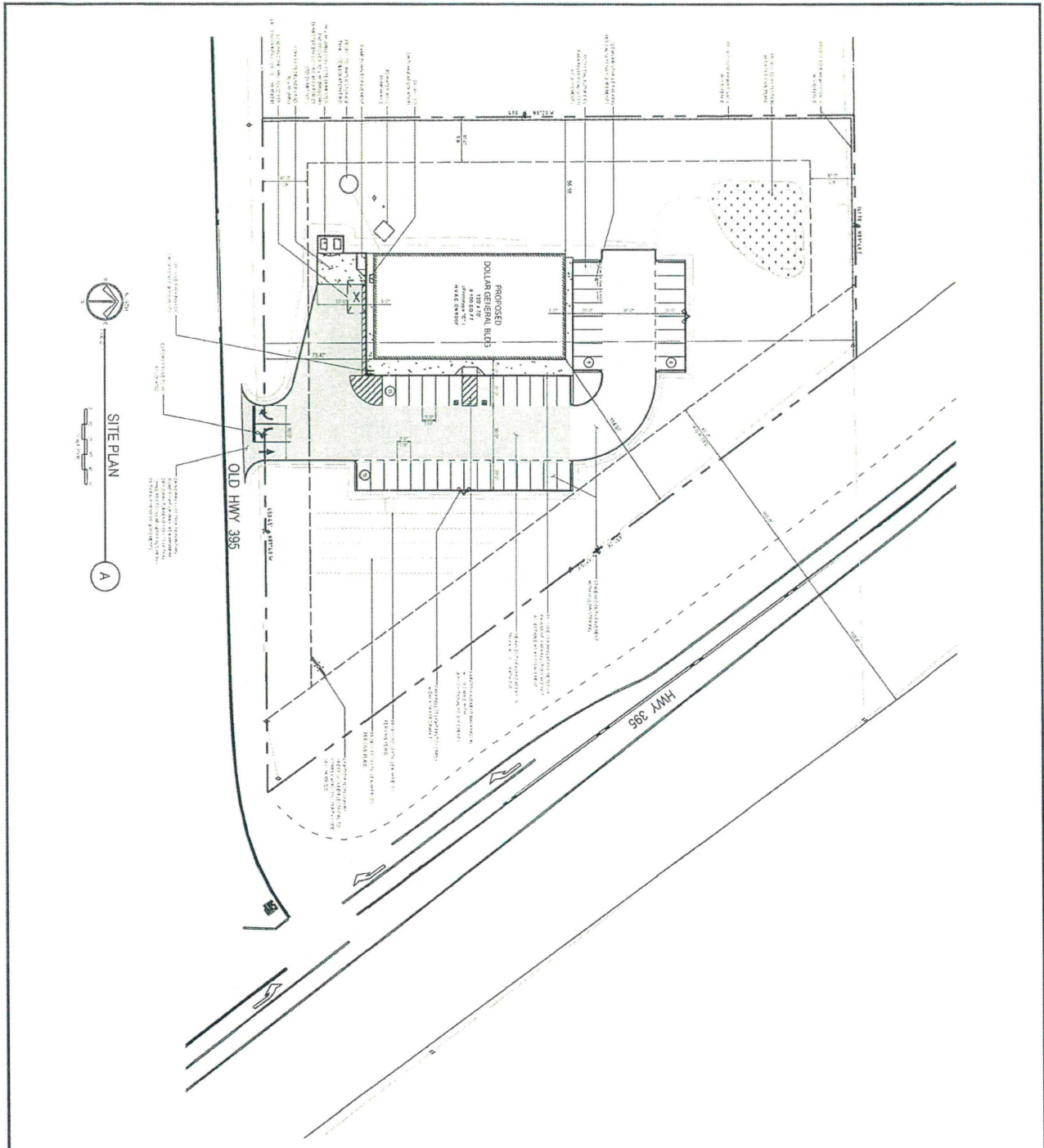
_____ X 2. Change in dust, ash, smoke, fumes, or odors in vicinity.

_____ X 3. Change in existing features of any bodies of water, live or intermittent streams, hills, or substantial alteration of ground contours.

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

Mitigation Measures proposed by the Property Owner/Applicant:

[illegible]



SITE ANALYSIS	
EXISTING ANALYSIS	<ul style="list-style-type: none"> 1. EXISTING BUILDINGS: 10,000 SQ. FT. (10,000) 2. EXISTING PARKING: 100 SPACES (100) 3. EXISTING LANDSCAPE: 10,000 SQ. FT. (10,000) 4. EXISTING UTILITIES: 10,000 SQ. FT. (10,000) 5. EXISTING INFRASTRUCTURE: 10,000 SQ. FT. (10,000)
PROPOSED ANALYSIS	<ul style="list-style-type: none"> 1. PROPOSED BUILDINGS: 10,000 SQ. FT. (10,000) 2. PROPOSED PARKING: 100 SPACES (100) 3. PROPOSED LANDSCAPE: 10,000 SQ. FT. (10,000) 4. PROPOSED UTILITIES: 10,000 SQ. FT. (10,000) 5. PROPOSED INFRASTRUCTURE: 10,000 SQ. FT. (10,000)
LEGAL DESCRIPTION	<p>10,000 SQ. FT. (10,000)</p> <p>10,000 SQ. FT. (10,000)</p> <p>10,000 SQ. FT. (10,000)</p> <p>10,000 SQ. FT. (10,000)</p> <p>10,000 SQ. FT. (10,000)</p>
PLANNING ANALYSIS	<p>10,000 SQ. FT. (10,000)</p> <p>10,000 SQ. FT. (10,000)</p> <p>10,000 SQ. FT. (10,000)</p> <p>10,000 SQ. FT. (10,000)</p> <p>10,000 SQ. FT. (10,000)</p>
FINANCIAL ANALYSIS	<p>10,000 SQ. FT. (10,000)</p> <p>10,000 SQ. FT. (10,000)</p> <p>10,000 SQ. FT. (10,000)</p> <p>10,000 SQ. FT. (10,000)</p> <p>10,000 SQ. FT. (10,000)</p>
ENVIRONMENTAL ANALYSIS	<p>10,000 SQ. FT. (10,000)</p> <p>10,000 SQ. FT. (10,000)</p> <p>10,000 SQ. FT. (10,000)</p> <p>10,000 SQ. FT. (10,000)</p> <p>10,000 SQ. FT. (10,000)</p>
CONCLUSION	<p>10,000 SQ. FT. (10,000)</p> <p>10,000 SQ. FT. (10,000)</p> <p>10,000 SQ. FT. (10,000)</p> <p>10,000 SQ. FT. (10,000)</p> <p>10,000 SQ. FT. (10,000)</p>

WOODCREST

1111 MAIN STREET, SUITE 200

CHANDLER, CALIFORNIA 94501

CONTACT: WOODCREST

WWW.WOODCRESTARCHITECTS.COM

A PROPOSED COMMERCIAL DEVELOPMENT FOR

DOLLAR GENERAL

NWC STATE HWY 395 & OLD HIGHWAY 395

DOYLE, CA 95109

MPA ARCHITECTS INC.

3111 30th Street

San Jose, CA 95128

P 408.261.6667

F 408.261.6668

WWW.MPA-ARCHITECTS.COM

REVISIONS

NO.	DATE	DESCRIPTION
1	10/10/2010	ISSUED FOR PERMIT

SHEET TITLE

SITE PLAN

SCALE

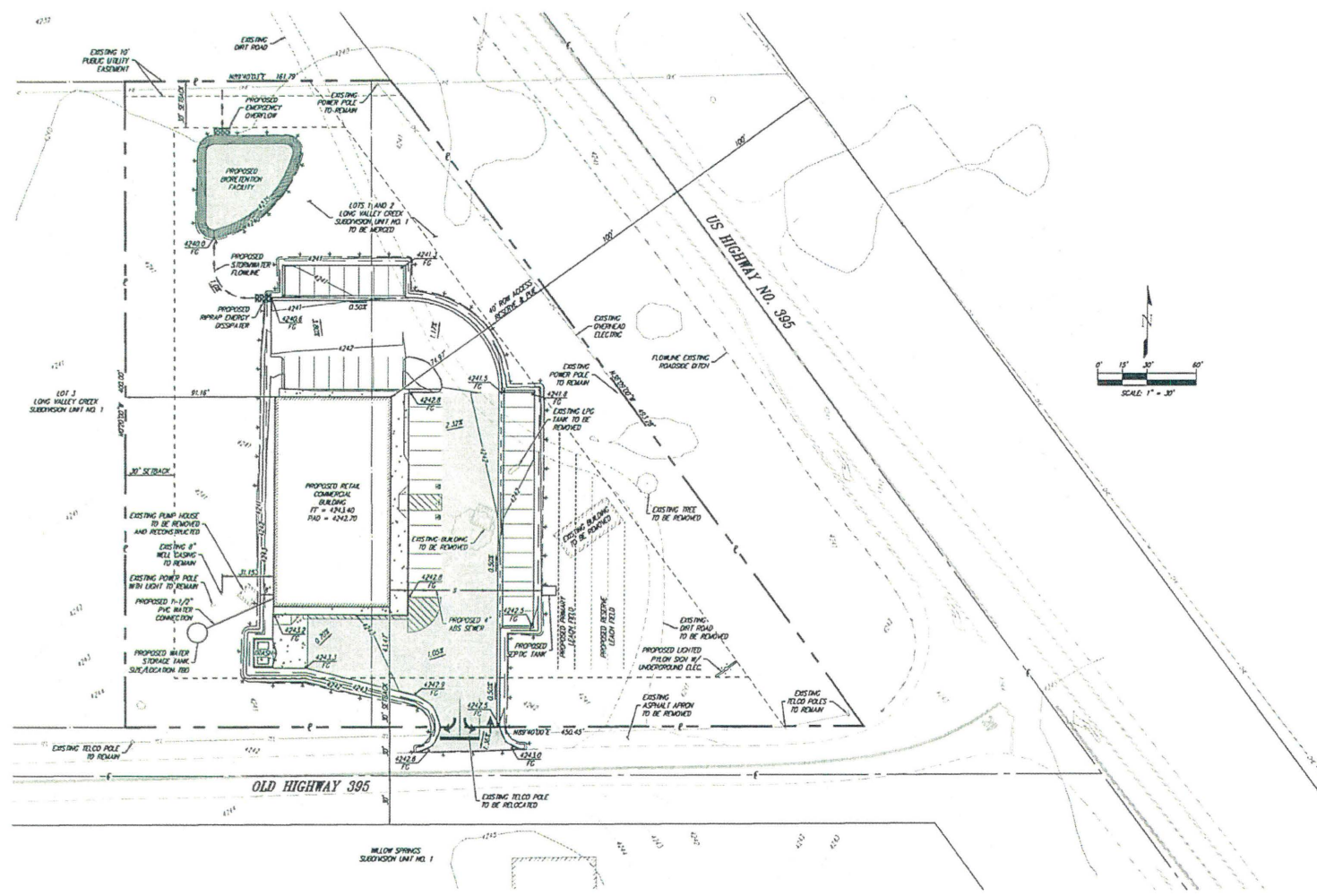
1" = 100'

DATE

10/10/2010

ASD 11/15/2019 10:00 AM
PROJECT: 11/15/2019 10:00 AM

ASD 11/15/2019 10:00 AM
PROJECT: 11/15/2019 10:00 AM



APPLICANT
STEVE KOWAL
WOODCREST REY
1100 MAIN STREET, SUITE C
RAMONA, CA 92085
PHONE: 760-789-5483
EMAIL: STEVE@WOODCRESTREY.COM

CIVIL ENGINEER
PAUL FISHER, P.E.
PROJECTION ENGINEERING, INC.
1235 CEDAR STREET
RAMONA, CA 92085
PHONE: 760-443-1534
EMAIL: PAUL@PROJECTIONENGINEERING.COM

OWNER
FRANK S. ANDERSON
3000 SINDERS AVE. #10
PLACENTIA, CA 92667
PHONE: 714-304-2743

LEGAL DESCRIPTION
LOTS 1 AND 2, AS SHOWN ON THAT CERTAIN MAP ENTITLED "LONG VALLEY CREEK SUBDIVISION UNIT NO. 1", FILED AUGUST 16, 1984, IN THE OFFICE OF THE LASSEN COUNTY RECORDER, IN BOOK 5 OF MAPS, AT PAGE 35.

APN'S: 111-060-12 & 13
TOWNSHIP 25N, RANGE 17E, SECTION 6

SOURCE OF MAPPING
ALL MAPPING INFORMATION SHOWN ON THIS EXHIBIT WAS OBTAINED THROUGH RECREATING BEARINGS AND DISTANCES FROM LONG VALLEY CREEK SUBDIVISION UNIT NO. 1, FILED IN THE COUNTY OF LASSEN SURVEYOR. NO FIELD SURVEY WAS CONDUCTED ON SAID PARCELS. THIS EXHIBIT SHOULD BE USED FOR PLOT PLAN AND CONCEPTUAL GRADING PLAN ONLY.

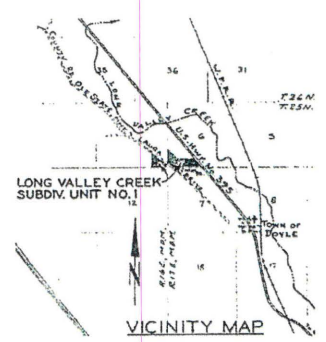
SOURCE OF TOPOGRAPHY
TOPOGRAPHIC DATA SHOWN HEREON WAS OBTAINED BY OTHER MEANS. ACCURACIES ARE SUBJECT TO THE ACCURACY OF AVAILABLE US COUNTY DATA.

PROJECT COORDINATE INFORMATION
COORDINATE SYSTEM: UTM, CALIFORNIA STATE PLANS
PROJECTION: LAMBERT CONFORMAL CONIC
DATUM: NAD83
UNITS: US SURVEY FOOT

PRELIMINARY GRADING NOTE
THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ACCURATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN NECESSARY GRADING PERMITS BEFORE COMMENCING SUCH ACTIVITY.

EARTH WORK CALCULATIONS
EARTHWORK QUANTITIES ARE BASED ON ESTIMATES ONLY. THEY DO NOT REFLECT ANY MATERIAL GENERATED BY EXISTING, EXCAVATION, AND BUILDING FOOTINGS. THE QUANTITIES SHOWN ARE INTENDED FOR USE IN ESTABLISHING CONTRACTING AGENT FEES. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE QUANTITIES FOR ALL PURPOSES. ANY EXCESS OR DEFICIENCY REQUIRED SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

RAW EXCAVATION/CUT:	300 CY	TOTAL AREA OF DISTURBANCE:	2.11 ACRES
RAW EXCAVATION/FILL:	1,200 CY	TOTAL IMPROVED SURFACE:	20.9 ACRES
RAW IMPORT:	700 CY		



Projection Engineering
ADDRESS: 1235 CEDAR STREET
RAMONA, CA 92085
PHONE: 760-443-1534
EMAIL: PAUL@PROJECTIONENGINEERING.COM
WWW.PROJECTIONENGINEERING.COM

PROJECT NO. N/A
DRAWN BY: PEF
CHECKED BY: PEF

**DOYLE DOLLAR GENERAL
CONCEPTUAL GRADING PLAN**
TOWN OF DOYLE
COUNTY OF LASSEN
STATE OF CALIFORNIA

SHEET
1
OF
1

PRELIMINARY - NOT FOR CONSTRUCTION

Use Permit #2019-011, Woodcrest Real Estate Ventures (Aragon)

