



County of Lassen

Department of Planning and Building Services

• Planning

• Building Permits

• Code Enforcement

• Surveyor

• Surface Mining

February 24, 2021

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

INFORMAL CONSULTATION NOTICE

Zoning & Building

Inspection Requests

Phone: 530 257-5263

Applicant/Owner: Sukhpal Kaur Gajj and Joginder Singh Gondal

File No.: Use Permit #2021-002, Parcel Map #2021-001, Initial Study #2021-001, Gajj, Gondal

Project: Proposal to construct and operate a 30-space recreational vehicle park at Proposed Parcel A. To create the space needed for the RV park, the applicant proposes to relocate and expand an existing leach area, remove a separate existing leach area, and reroute the drainage easement existing on Parcels B and C, which were all approved through Parcel Map Application 1-01-90, recorded at Book 28, Pages 51 and 52 of the Official Records of Lassen County, CA.

The applicant also proposes to reconfigure the property line common to both parcels; this will be accomplished through the parcel map application, although no additional parcels will be created (Parcels B and C will be reconfigured to create Proposed Parcels A and B). The subject parcels are zoned C-H (Highway Commercial District) and have a "Commercial" land use designation per the *Hallelujah Junction Area Plan, 1984*.

Location: The subject parcels are located just east of the intersections of Highways 395 and 70 in southern Lassen County, or just north of the Chevron gas station at said intersection.

A.P.N.s: Parcel B: 147-030-018. Parcel C: 147-030-019

Staff Contact: Stefano Richichi, Senior Planner

The project described above is being referred to your agency for informal consultation, per Section 15063(g) of the 2021 California Environmental Quality Act 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 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 parcel map application, the initial study application, a tentative map and plot plan, and a vicinity map that depicts the location of the project. Additional materials are available through this Department upon request, as well as at the following

link: <http://www.lassencounty.org/dept/planning-and-building-services/meeting-agendas-packets-and-noticing>.

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 ensure that your comments are 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, March 26, 2021.

If you have any questions concerning the project, please contact Stefano Richichi, Senior 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 #2021-002
- Parcel Map Application #2021-001
- Initial Study Application #2021-001
- Supporting Materials (Tentative Map and Plot Plan)
- Parcel Map #1-01-90 (28 Maps 51-52)
- Vicinity Map

Distribution: Supervisor Hammond (5); Sukhpal Kaur Gajj and Joginder Singh Gondal (Property Owners); NST Engineering, Inc. (Agent); Co. Assessor's Office; Co. Building Official; Co. Fire Warden/CAL FIRE; Co. Environmental Health Dept.; Lassen Co. Reg. Solid Waste Mgmt.; 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); CA Department of Housing and Community Development; Bureau of Land Management-Carson City; Caltrans, District 2; 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 Dist.; Hallelujah Junction Fire Protection District (c/o Sierra Valley Fire District); Fort Sage Unified School District; Frontier Communications; Plumas-Sierra REC; Sierra Co. Planning Department, ATTN: Long Valley Groundwater District.

S:/PLA:/Planning/2021/UP #2021-002, PM 2021-001, Gajj, Gondal/Initial Study/Informal Consultation Notice



USE PERMIT APPLICATION

FILING FEE: CLASS 1 \$742; CLASS 2 \$1,350; CLASS 3 \$1,350
and ENVIRONMENTAL HEALTH FEE: \$85

DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

(530) 251-8269 • (530) 251-8373 (fax)

www.co.lassen.ca.us

RECEIVED

JAN 14 2021

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. 2021-002

Property Owner/s	Property Owner/s
Name: Jaganinder Gonda	Name:
Mailing Address: PO Box 70	Mailing Address:
City, ST, Zip: Chico CA 96105	City, ST, Zip:
Telephone: 916 812 1044 Fax:	Telephone: Fax:
Email: gondalrwi@aol.com	Email:

Applicant/Authorized Representative*	Agent (Land Surveyor/Engineer/Consultant)
Same as above: <input checked="" type="checkbox"/>	Correspondence also sent to: <input checked="" type="checkbox"/>
Name:	Name: NST Engineering
Mailing Address:	Mailing Address: 1495 Riverside Dr
City, ST, Zip:	City, ST, Zip: Susanville CA 96130
Telephone: Fax:	Telephone: 530 251 5173 Fax:
Email:	Email: nst@frontier.net License #: CE 36929

Project Address or Specific Location: 753-775 Hwy 70, Halleluiah Junction	
Deed Reference: Book: Page: Year: Doc#:	
Zoning: C-H	General Plan Designation:
Parcel Size (acreage): 6.76	Section: 11 Township: 22 Range: 17

Assessor's Parcel Number(s):	147 - 030 - 019	147 - 030 - 018	- -
- -	- -	- -	- -

Project Description: Client is proposing to develop RV Park with 30-40 spaces

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: 12/17/20	Date:
Date:	Date:

See associated process form for required attachments and instructions



USE PERMIT PROJECT DETAIL SUPPLEMENT

RECEIVED

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

JAN 14 2021

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES
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): Phase #1 will start May, 2021 and be completed around November, 2021.
Phase #2 will begin in May, 2022 and be completed around November, 2022.

2. Existing use of property: The property is vacant except for leachfields for adjacent Manager's quarters.

3. Describe adjoining land uses (e.g., residential, commercial, agricultural, etc.). Please be as specific as possible.

North: Vacant - possibly some grazing for Ag use

South: Gas Station, Convenience Store

East: Vacant - possibly some grazing for Ag use

West: Highway 395 and access road (Larder Way)

4. Hours of proposed operation: 8pm to 6pm (office) Days of operation: 7

5. Number of shifts: 2 Number of employees: 2 / shift

6. Number of deliveries or pick-ups: 0 per day per week

7. Number of visitors/customers: 30 max per day 200 max 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: No existing structures on site. Proposed restroom / shower / laundry facility will be built with the size being less than 800 sf.

10. Maximum height (in feet) of existing structures: 0

11. Maximum height (in feet) of proposed structures: 20 ft max

12. Describe any existing structures to be removed: N/A

13. Describe proposed structures and improvements (e.g., buildings, parking, roads, and sewer services, etc.). Please include dimensions and floor area: There will be an approximate 800 sf rest room / shower / laundry facility constructed in Phase #1 with a total of 15 RV spaces. 15 more RV spaces will be added in Phase #2. The access driveways, additional parking spaces, and sewage disposal system will be constructed

14. Describe the topography and physical environment at and surrounding the project site: The site slopes at 0.8% toward northwest corner of property with drainage swale exiting the site towards the westerly access road. The existing store and gas station to the south have been the only development at the Highway junction

15. Describe proposed exterior lighting, including location (attach lighting diagram if applicable): There will be exterior lighting (down lighting) at the rest rooms and lighting (down) at the RV spaces meeting Title 25 Standards

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 ±4.3 acres

Quantity of cut: ±3500 cubic yards Quantity of fill: ±6500 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: ±40%

18. Number of existing parking spaces: 0 employee customer

Number of proposed parking spaces: 3 employee 67 customer

Describe surfacing of parking area: AC Paving (30 RV, 30 car, 7 guest)

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: PSREC Underground ☐ Overhead ☐

Telephone: FRONTIER 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: CS WASTE

LP/Natural Gas: TBD

If an extension of utility lines is necessary, indicate which services and the distance of the extension: ± 300 ft - power; ± 300 ft - phone

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

High School: Fort Sage School District

Elementary School: Fort Sage School District

Fire Protection: Doyle

Community Services District: N/A

Water: N/A

Sewer: N/A

Other: N/A

23. List all county, state, regional or federal agencies from which a permit or approval is or may be required, including type of permit required: Lassen County Public Works and Environmental Health
State of CA, HCD



TENTATIVE PARCEL MAP/SUBDIVISION APPLICATION

FILING FEE: \$1,600 PARCEL MAP; \$1,750 AND \$56 PER LOT SUBDIVISION and

ENVIRONMENTAL HEALTH FEE: \$85 per parcel

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

RECEIVED
FEB 22 2021

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 2021-01

Property Owner/s	Property Owner/s
Name: SUKHPAL KAUR GAJJ	Name: JOGINDER SINGH GONDAL
Mailing Address: PO BOX 70	Mailing Address: PO BOX 70
City, ST, Zip: CHILCOOT, CA 96105	City, ST, Zip: CHILCOOT, CA 96105
Telephone: 916-812-1044 Fax:	Telephone: 916-812-1044 Fax:
Email: gonalravi@aol.com	Email: gondalravi@aol.com

Applicant/Authorized Representative*	Agent (Land Surveyor/Engineer/Consultant)
Same as above: <input checked="" 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 #: RCE36929

Project Address or Specific Location: 753-775 HWY 70, CHILCOOT, HALLELUJAH JUNCTION			
Deed Reference: Book:	Page:	Year:	Doc#:
Zoning: C-H HIGHWAY COMMERCIAL		General Plan Designation:	
Parcel Size (acreage): 6.76, 4.20 AC		Section: 11	Township: 22 Range: 17

Assessor's Parcel Number(s):	147 - 030 - 019	147 - 030 - 018	- -
------------------------------	-----------------	-----------------	-----

<input type="checkbox"/> Subdivision (5 or more parcels created)			
Number of Parcels: _____ Parcel Size Range: _____ (acres or square feet). Use: _____			
<input type="checkbox"/> Parcel Map (4 or fewer parcels created).			
Parcel No. A	Size: 6.76 ac	(acres or square feet). Uses: UNDEVELOPED	
Parcel No. B	Size: 4.20 ac	(acres or square feet). Uses: COMMERCIAL	
Parcel No. _____	Size: _____	(acres or square feet). Uses: _____	
Parcel No. _____	Size: _____	(acres or square feet). Uses: _____	

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: 1/26/21	
		Date: 1/26/21	

See associated process form for required attachments.

1. Multiple (secondary) access provided for emergency fire equipment and shown on the Tentative Map:
 Yes X 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): (SEE BELOW)

2. Proposed Water Source: Public System X Private System

Explain EXISTING WELL FOR ADJACENT CONVENIENCE STORE STORE / GAS STATION

3. Method of Sewage Disposal: Public System X Private System

Explain NEW PRIVATE SYSTEM WILL BE RECONSTRUCTED SPECIFICALLY FOR THE RV PARK

4. List All Recorded Access and Utility Easements: DOC 2019-04782 - SEWER EASEMENT
 BOOK 28, PAGE 51 - ACCESS, DRAINAGE EASEMENT

5. Does the Owner Own Other Land Near the Project Site? No X Yes APN(s)

1. THE RV PARK WILL FRONT AN EXISTING ACCESS ROAD (LARDER WAY) AND WILL HAVE ACCESS TO CONVENIENCE STORE / GAS STATION AND TO THE CUL-DE-SAC END OF HIGHWAY 70 TO EAST OF HIGHWAY 395



Initial Study Application

JAN 14 2021

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. 2021-001

Property Owner/s	Property Owner/s
Name: JOGINDER GONDAL	Name:
Mailing Address: PO BOX 70	Mailing Address:
City, ST, Zip: CHILCOOT, CA 96105	City, ST, Zip:
Telephone: 916-812-1044 Fax:	Telephone: Fax:
Email: gondalravi@aol.com	Email:

Applicant/Authorized Representative*	Agent (Land Surveyor/Engineer/Consultant)
Same as above: <input checked="" 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 #: RCE36929

Project Address or Specific Location: 753-775 HIGHWAY 70, CHILCOOT, HALLELUJAH JUNCTION			
Deed Reference: Book:	Page:	Year:	Doc#:
Zoning: C-H COMMERCIAL HIGHWAY		General Plan Designation:	
Parcel Size (acreage): 6.76	Section: 11	Township: 22	Range: 17

Assessor's Parcel Number(s):	147- 030 - 019	- -	- -
- -	- -	- -	- -

Project Description: CLIENT IS PROPOSING TO DEVELOP A R.V. PARK WITH 30-40 SPACES

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: 12/26/20	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).

SEE ATTACHED

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).

SEE ATTACHED

Slope of Property:

(Approx. percentage of property having following slopes)	97	(0-8%)
	3	(9-15%)
		(16-20%)
		(over 20%)

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

LASSEN COUNTY PUBLIC WORKS AND ENVIRONMENTAL HEALTH

STATE OF CALIFORNIA, HCD, FOR RV PARK

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

Yes _____ If yes, attach. No X

List districts involved:

DOYLE FIRE DISTRICT

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

SEE ATTACHED

(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.

NO

X

X

X

X

X

X

X

X

X

X

X

X

15. Will the removal or logging of timber be part of the project?

SEE ATTACHED

INITIAL STUDY
SUPPLEMENTAL SHEET

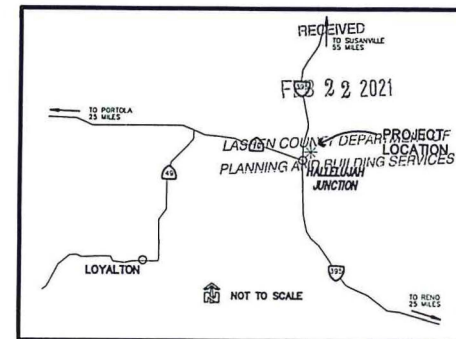
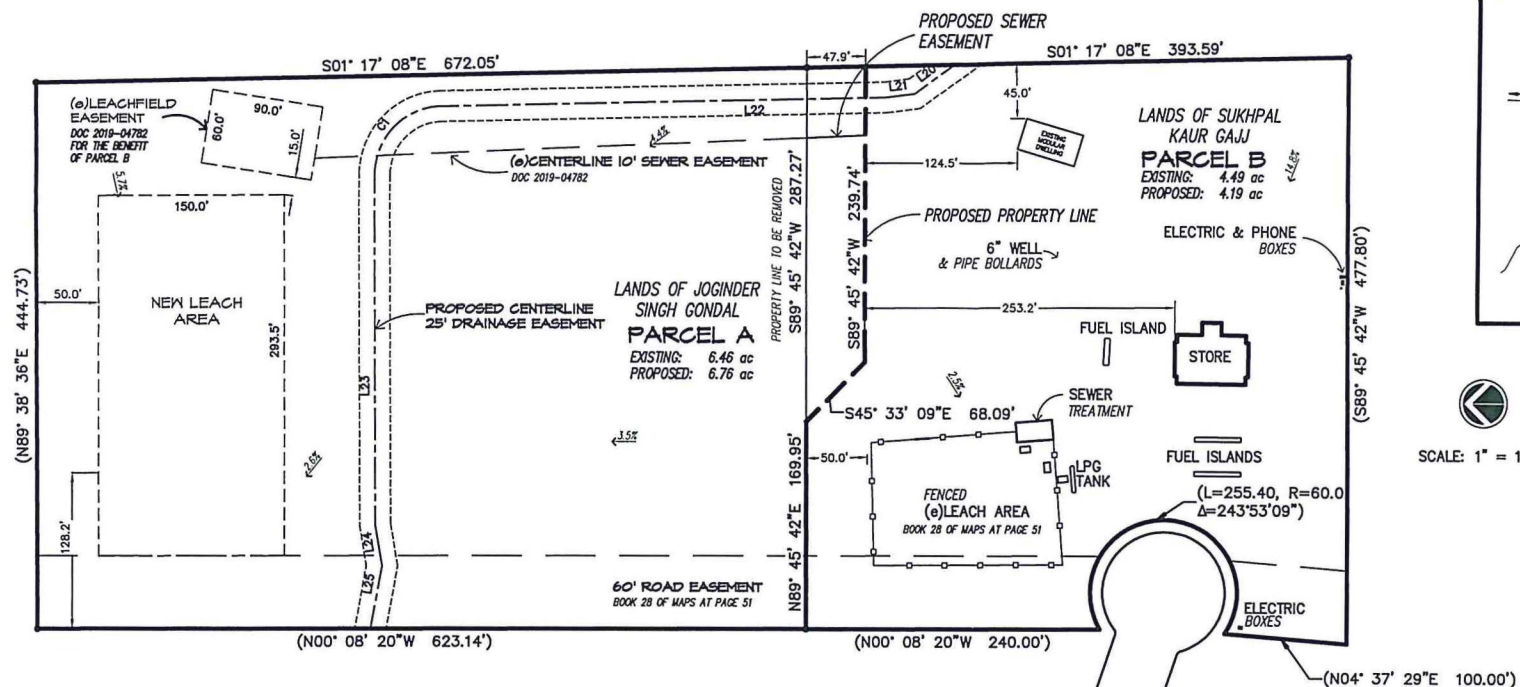
- A. THE PROJECT SITE IS 6.76 AC AND SLOPES AT A XX% TO THE NORTHWEST CORNER OF THE SITE. THE SITE IS VACANT AND HAD BEEN EXCAVATED AT THE TIME OF CONSTRUCTION OF PORTION OF HIGHWAY 395. THE SOIL IS STABLE. THE SITE IS COVERED WITH SAGE BRUSH AND GRASSES, NO TIMBER ON SITE. THERE ARE NO STRUCTURES ON THE SITE BUT LEACHFILEDS WERE INSTALLED LAST YEAR FOR A MANAGER'S RESIDENCE ON THE ADJACENT PARCEL TO THE SOUTH. THERE ARE RODENTS AND OTHER ANIMALS GOING THROUGH THE SITE IN KEEPING WITH THE HIGH DESERT CLIMATE.
- B. THERE IS VACANT PARCELS TO THE NORTH AND EAST OF THE PROJECT SITE. THE PARCELS ARE NOT BEING USED FOR AGRICULTURAL OR COMMERCIAL USES AT THIS TIME. THERE ARE SOME RESIDENTIAL HOMES TO THE NORTH. THE ACCESS ROAD AND HIGHWAY 395 ON-RAMP ARE LOCATED TO THE WEST OF THE PARCEL. THE HALLELUJAH JUNCTION CONVENIENCE STORE AND GAS STATION ARE LOCATED TO THE SOUTH AND IS THE ONLY COMMERCIAL USE ALONG HIGHWAY 395 FOR MILES.

DRAINAGE CHANNELS:

THERE IS ONE SEASONAL DRAINAGE CHANNEL THAT RUNS DIAGONALLY THROUGH THE PROJECT. THE DRAINAGE CHANNEL IS PROPOSED TO THE REROUTED ALONG THE EAST AND NORTH SIDE OF THE RV PARK.

MITIGATION MEASURES PROPOSED:

1. THE EXISTING SEASONAL DRAINAGE CHANNEL WILL BE REROUTED TO THE EASTERN PROPERTY LINE AND THEN WILL BE DIRECTED WESTERLY DOWN TO THE ACCESS ROAD. THE DRAINAGE CHANNEL WIL BE OPEN AND WILL BE CHANNELIZED IN ORDER TO SATISFY THE STORM RUNOFF. WATER QUALITY SHOULD BE BETTER AND EROSION SHOULD BE REDUCED DUE TO THE ROCKED SURFACES OF THE CHANNEL.
3. THE SITE WILL BE GRADED BUT SHOULD MIRROR THE PRESENT CONTOURS OF THE SITE EXCEPT FOR THE NEW OPEN DRAINAGE CHANNEL. SITE ALTERATION SHOULD BE LIMITED TO ABOUT 3,300 CUBIC YARDS OF CUT AND 6,000 CUBIC YARDS OF FILL.
6. THE ACCESS ROADS, RV SITES, AND DRAINAGE CHANNEL WILL REQUIRE GRADE ALTERATION, CUTS AND FILLS. AS NOTED ABOVE, THE CUTS AND FILLS SHALL BE LIMITED TO ABOUT 3,300 CUBIC YARDS OF CUT AND 6,000 CUBIC YARDS OF FILL.
11. THE LAND USE WILL BE CHANGED FROM VACANT LAND INTO A ±30-40 SPACE RV PARK. THE TRAFFIC WILL PROBABLY BELIMITED TO ±100 TRIPS PER DAY AND THE MAXIMUM OCCUPANCY WILL BE ABOUT 80 PEOPLE.

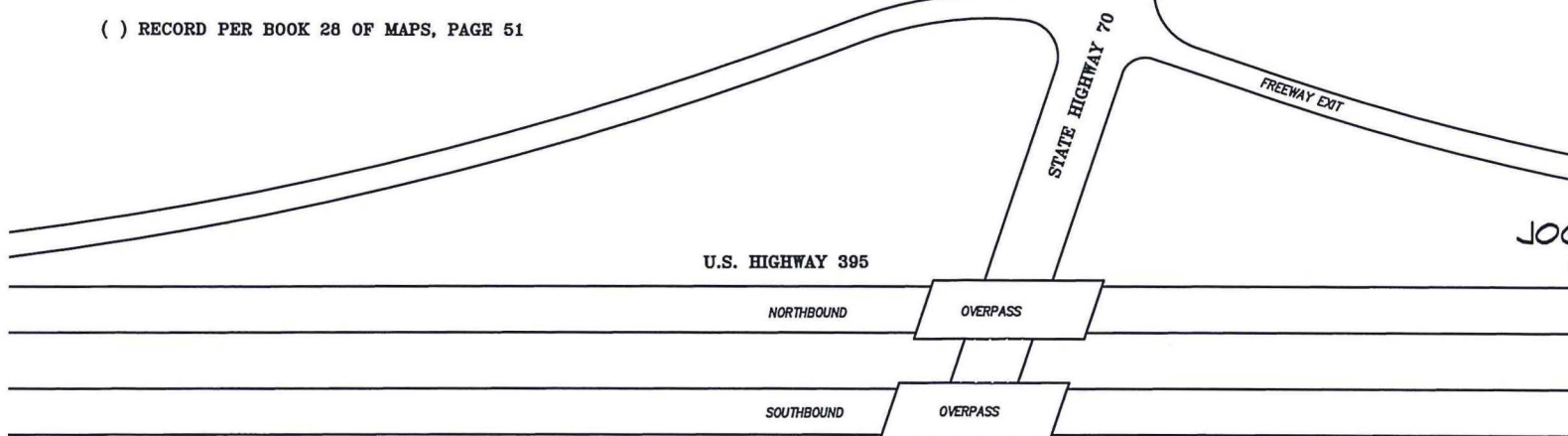


VICINITY MAP

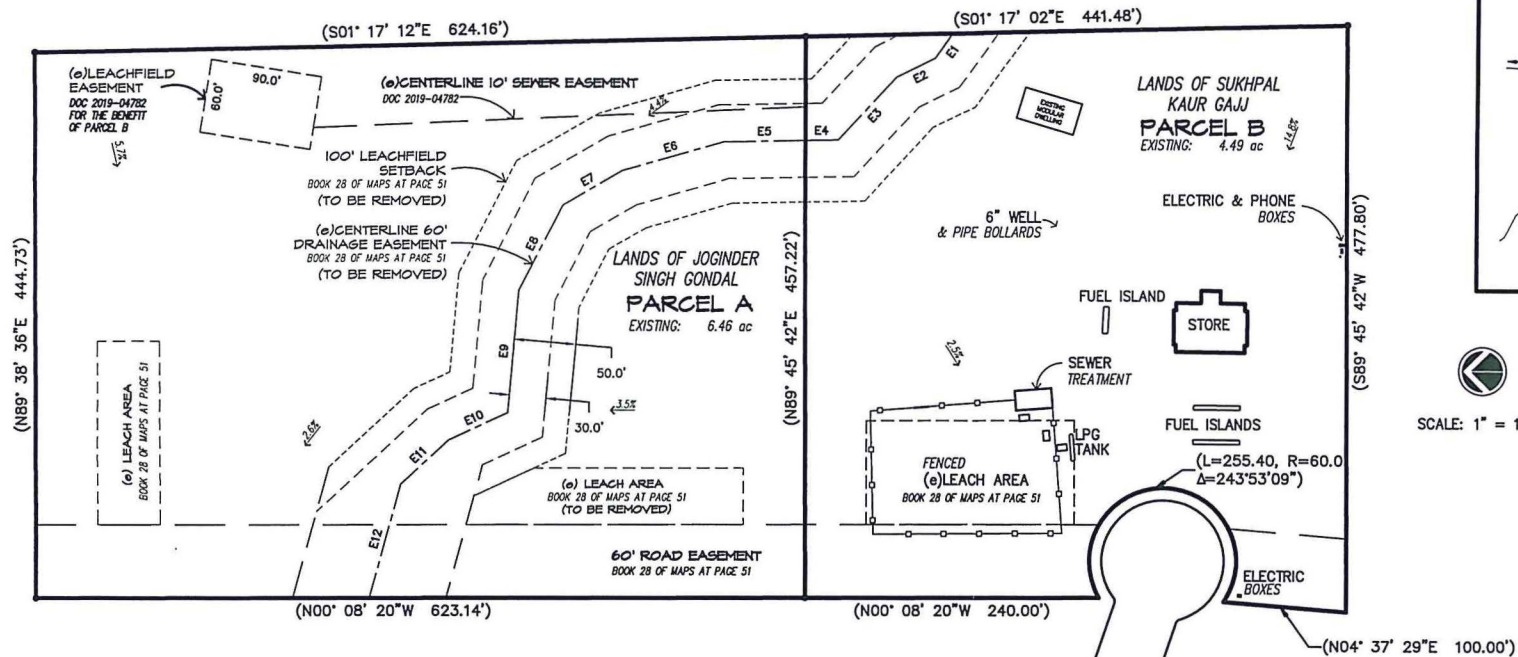
SCALE: 1" = 100'

DRAINAGE EASEMENT				
Line #/Curve #	Length	Direction/Delta	Radius	
L20	40.04	S35° 59' 42"E		
L21	23.23	S07° 34' 09"E		
L22	361.95	S01° 17' 08"E		
C1	85.51	Δ=89°04'36"	55.0	
L24	33.88	N80° 32' 36"E		
L25	52.67	S80° 01' 24"E		

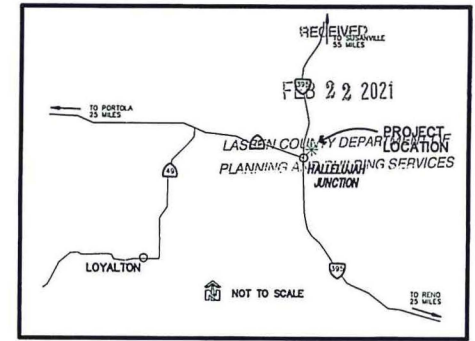
() RECORD PER BOOK 28 OF MAPS, PAGE 51



TENTATIVE PARCEL MAP FOR
**JOGINDER SINGH GONDAL &
 SUKHPAL KAUR GAJJ**
 753-775 CA-70, CHILCOOT
 LOCATED IN THE NE 1/4, SEC II,
 T 22 N, R 17 E, MDB&M
 LASSEN COUNTY, CALIFORNIA



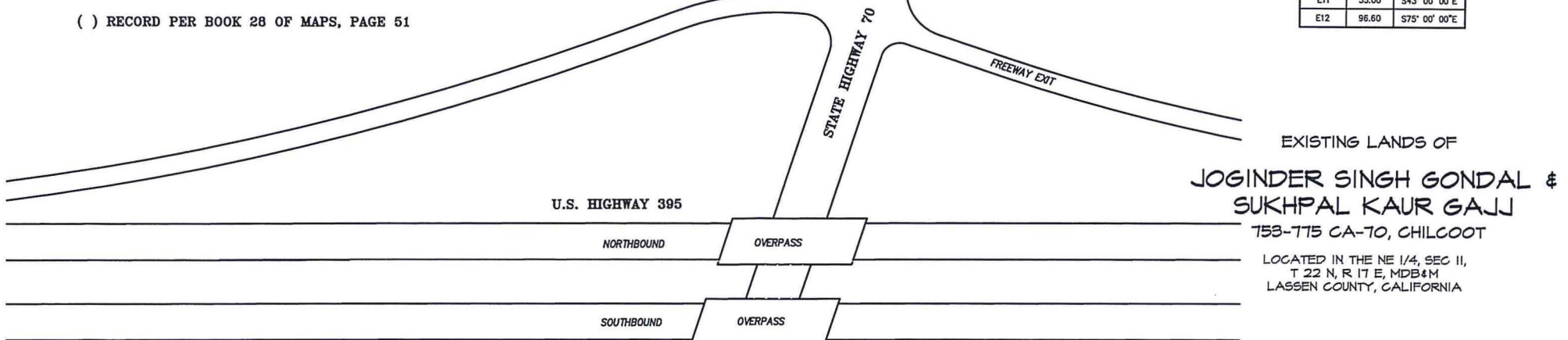
() RECORD PER BOOK 28 OF MAPS, PAGE 51



VICINITY MAP

SCALE: 1" = 100'

(e) DRAINAGE EASEMENT		
Line #	Length	Direction
E1	25.00	S54° 00' 00"E
E2	35.00	S26° 00' 00"E
E3	70.00	S47° 00' 00"E
E4	26.60	S01° 00' 00"E
E5	66.40	S01° 00' 00"E
E6	85.00	S16° 00' 00"E
E7	56.00	S30° 00' 00"E
E8	78.00	S63° 00' 00"E
E9	100.00	S85° 00' 00"E
E10	53.00	S25° 00' 00"E
E11	53.00	S43° 00' 00"E
E12	96.60	S75° 00' 00"E



EXISTING LANDS OF
**JOGINDER SINGH GONDAL &
 SUKHPAL KAUR GAJJ**
 753-775 CA-70, CHILCOOT
 LOCATED IN THE NE 1/4, SEC 11,
 T 22 N, R 17 E, MDB&M
 LASSEN COUNTY, CALIFORNIA

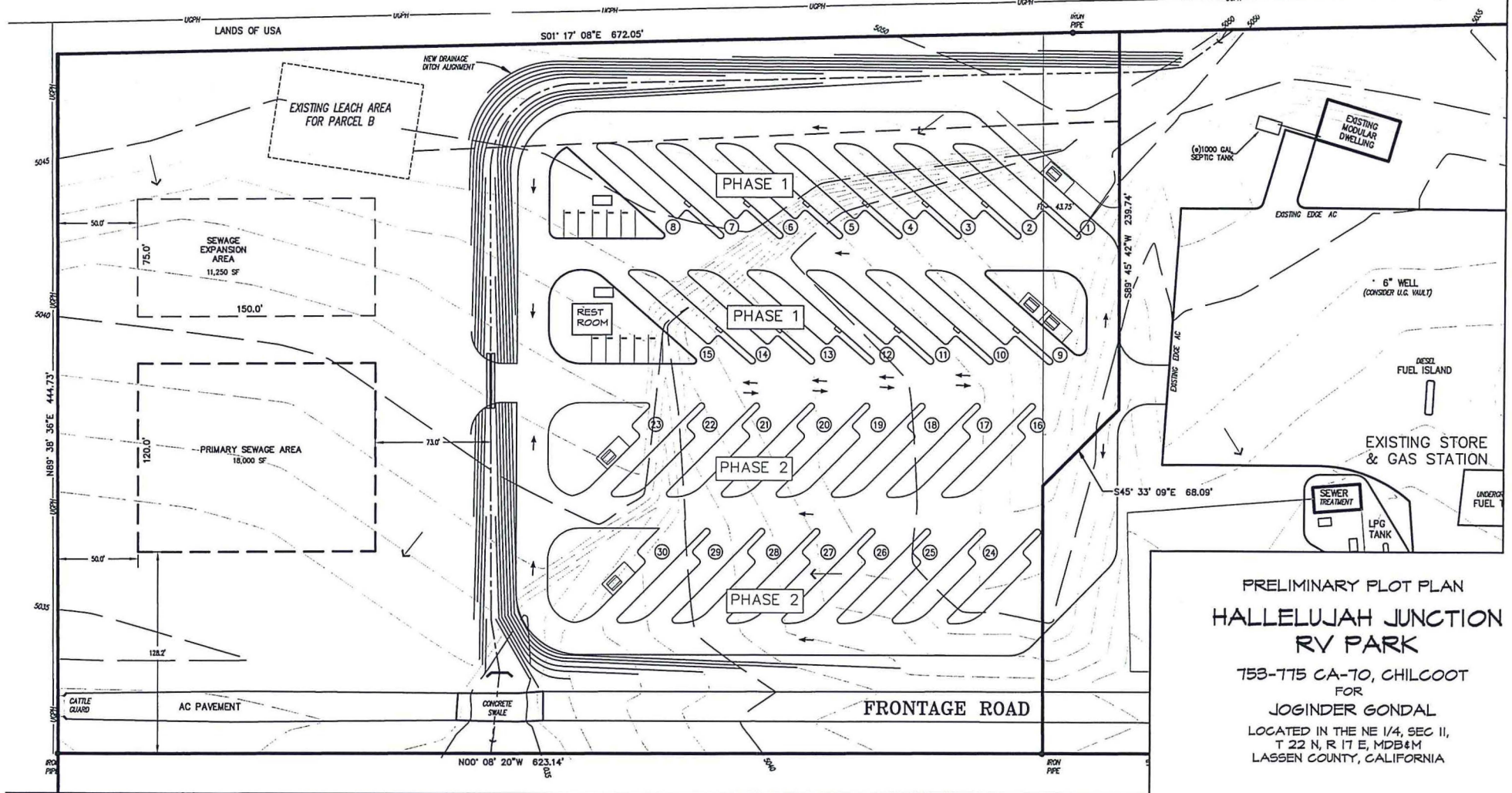


SCALE: 1"=60'

RECEIVED

JAN 14 2021

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES



SURVEYOR'S CERTIFICATE

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of Frank R. Turek on the 16th day of November, 1988. I hereby state that this parcel map substantially conforms to the approved tentative map or conditionally approved tentative map, if any.

PETER D. RABON, R.C.E. 29617

COUNTY SURVEYOR'S CERTIFICATE

This map conforms with requirements of the Subdivision Map Act and local ordinances.

John D. Mitchell,
County Surveyor/Engineer
L.S. 3519 - R.C.E. 23869

4-23-90
Date

SUPERVISOR'S CERTIFICATE

The Lassen County Board of Supervisors approved this Parcel Map for Frank R. Turek and Karen L. Turek this 24th day of APRIL, 1990 per County Ordinance No. 475.

The right of way and/or easements offered and shown or indicated on said map were accepted on behalf of the public for road and public utility purposes and uses.

Approval of this map does not imply acceptance of the roads shown as access easements into the county maintained system and no road maintenance will be performed by the county without construction to approved county standards prior to acceptance by the Board of Supervisors.

Chairman of the Board of Supervisors

COUNTY TAX COLLECTOR'S CERTIFICATE

I, Beatrice Price, Tax Collector of Lassen County, certify that there are no tax liens against APN 147-030-16 as herein set forth, or unpaid State, County, Municipal or local taxes or special assessments collected as taxes, except taxes which are a lien but not yet due or payable. I estimate the latter to be in an amount not to exceed \$2,776.54.

Beatrice Price, Tax Collector
Date 4-24-90

COUNTY PLANNING COMMISSION CERTIFICATE

I, Robert K. Sorvaag, Secretary of the Lassen County Planning Commission, hereby certify that Parcel Map as shown hereon is substantially the same as it appeared on the tentative map, and any alterations thereto.

Robert K. Sorvaag, Secretary
Date 4-17-90

CERTIFICATE OF HOLDER OF RECORD TITLE INTEREST AND CONSENT

We, the undersigned, hereby certify as follows:

1. We are all of the parties having any record title interest in the real property subdivided by this map, within the meaning of paragraphs 66436 and 66445 of the Government Code of California.
2. We and each of us do hereby consent to the preparation and recordation of this map.
3. We further hereby offer to dedicate all interests in the hereinafter described property to the County of Lassen, or its successor in interest, for public roadway purposes. The within offer of dedication shall remain in full force and effect, notwithstanding any rejection thereof or failure to accept by the County of Lassen or its successors in interest may, at any time whatsoever, rescind such rejection and/or accept said offer. The property to be dedicated herein is described as follows:

None

Frank R. Turek
Karen L. Turek
None Insurance Company of California
By Sarah A. Euning
Assistant Secretary

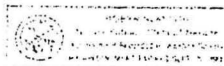
INDIVIDUAL NOTARY ACKNOWLEDGMENT

STATE OF NEVADA SS:
COUNTY OF WASHOE

On this 24th day of December, 1989, before me, the undersigned, a Notary Public in and for said state, personally appeared FRANK R. TUREK and KAREN L. TUREK, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument, and acknowledged to me they executed it.

WITNESS my hand and official seal.

Signature: Robert Clayton
Printed Name: ROBERT CLAYTON



COUNTY RECORDER'S CERTIFICATE

Filed this 24th day of APRIL, 1990 at 1:00 p.m. in book 28 of maps at pages 51 & 52 at the request of Frank Turek.
Fee \$ 8.00 PD File No. 2358

P.J. Hurburn, Lassen County Recorder

ARCHAEOLOGICAL NOTE

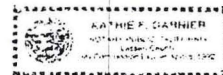
In the event that any archaeological or cultural resources are discovered or found during construction or any ground disturbing activities in association with this project, such work is to be halted in the immediate area of the discovery until a qualified archaeologist is consulted to determine its significance and recommend appropriate mitigation measures.

CORPORATE NOTARY ACKNOWLEDGEMENT

State of California ss.
County of Lassen

On this 19th day of April, 1990, before me the undersigned, a Notary Public in and for said state, personally appeared SARAH A. EUNING, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as Assistant Secretary on behalf of the corporation wherein named and acknowledged to me that such laws or a resolution of its board of directors.

Signature: Sarah A. Euning
Printed Name: SARAH A. EUNING

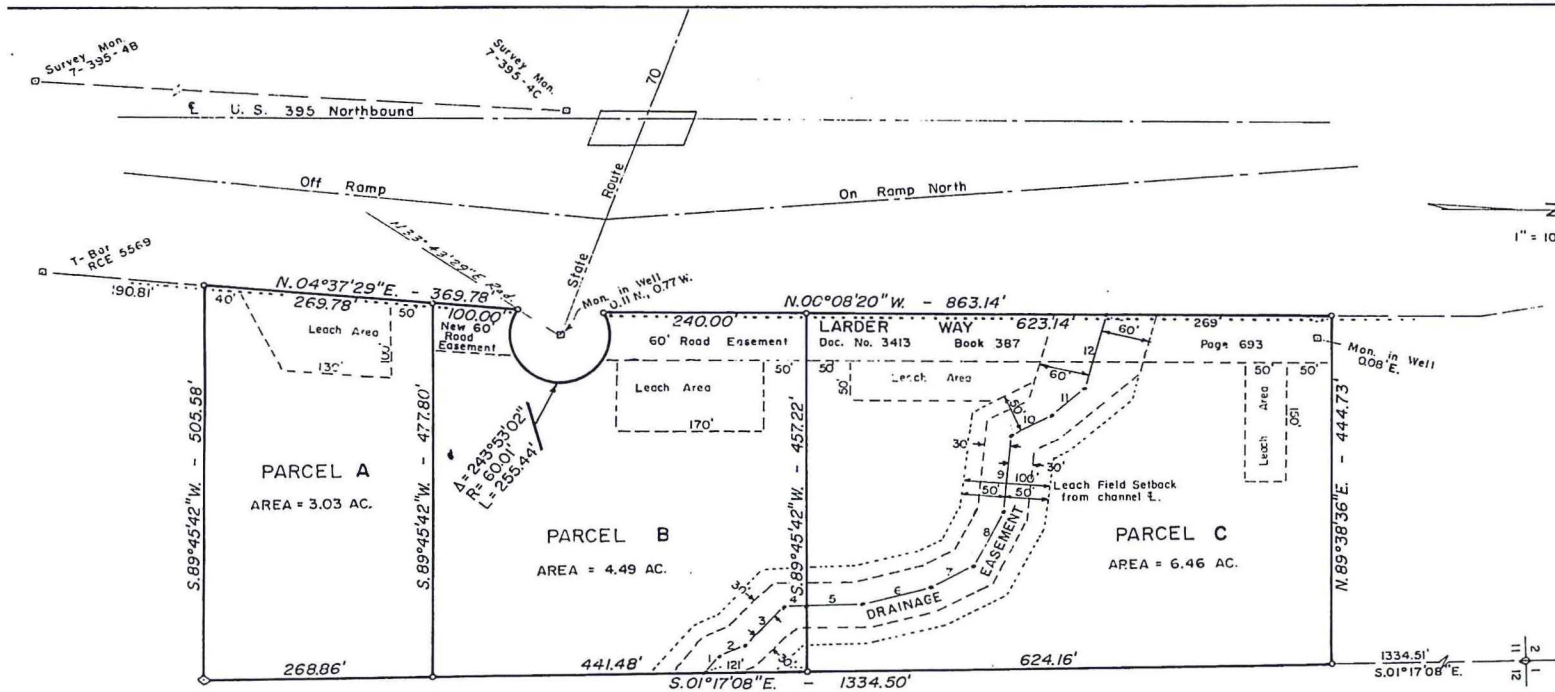


R. M. - 1 - 01 - 90

PARCEL MAP FOR

FRANK R and KAREN L. TUREK

IN THE NE 1/4 SEC. 11, T. 22 N., R. 17 E., M. D. M.
LASSEN COUNTY, CALIFORNIA



BEARING SOURCE

Basis of Bearings for this parcel map is Record of Survey by Webster Engineering filed in Book 25 Page 40.

Highway data from a Record of Survey by State of California Department of Transportation, Sheet 7 of 8, Map No. 05891M.512, filed in District 02 headquarters.

LEGEND

- ◊ Found Aluminum Cap Monument LS 4976
- ◻ Found Monument as noted
- Set 5/8" Rebar with Cap RCE 29617.
- Access Control Line
- No points set on E. of Drainage Easement

ARCHAEOLOGICAL NOTE

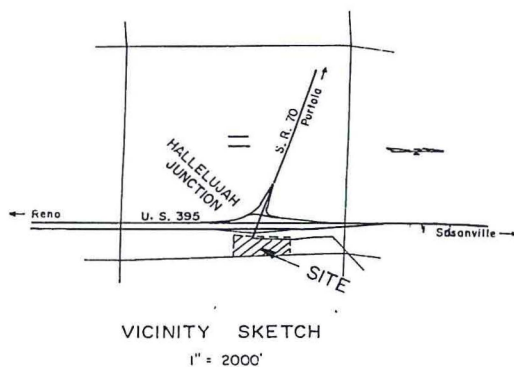
In the event that any archaeological or cultural resources are discovered or found during construction or any ground activities in association with this project, such work is to be halted in the immediate area of the discovery until a qualified archaeologist is consulted to determine its significance and recommend appropriate mitigation measures.

NOTE

All structures to be set 30 feet minimum from all property lines.

E DRAINAGE EASEMENT

Course	Bearing	Distance
1	N.54°W.	25.0'
2	N.26°W.	35.0'
3	N.47°W.	70.0'
4	N.01°W.	26.6'
5	N.01°W.	66.4'
6	N.16°W.	85.0'
7	N.30°W.	56.0'
8	N.63°W.	78.0'
9	N.85°W.	100.0'
10	N.25°W.	53.0'
11	N.43°W.	53.0'
12	N.75°W.	96.6'



P. M. - 1,01 - 90

PARCEL MAP FOR

FRANK R. and KAREN L. TUREK

IN THE NE 1/4 SEC. 11, T. 22 N., R. 17 E., M. D. M.
LASSEN COUNTY, CALIFORNIA

BIG E, INC.
750 W. PUEBLO ST.
RENO, NV, 89509
(702) 323-2622

Sheet 2 of 2

Use Permit #2021-002, Parcel Map #2021-001, Gajj, Gondal

