

# EXECUTIVE SUMMARY

## Executive Summary:

A total of 19 sites were considered in the evaluation. One site was removed due to an unwilling seller and two sites were considered unfeasible due to excessive utility extension or property acquisition costs. The following five sites: 800 South Street, Crendence School, Mesa Street, Lassen County Fairgrounds and Sierra Park have been selected as the most feasible for construction of a new aquatic facility. The remaining sites scored lower than 88 points and will not be evaluated in further detail. In the event that one of the preferred sites becomes unfeasible, an alternate site may be considered.

## Project Overview:

The Honey Lake Valley Recreation Authority has determined that selection of the appropriate site for construction of a community pool is of such importance that all viable sites should be considered and evaluated based on their respective opportunities and constraints. They desire that it be an analytical process which considers both qualitative and quantitative criteria in an open and transparent format. The Board approved 12 criteria to be used to analyze each of the 19 potential sites. Each of the criteria has been assigned a point value with the criteria assigned lesser point values having a lower score. Each criteria is weighted based on the total number of points available for a specific category with a higher amount of points for the highest priority items. The criteria have been established to consider the costs, permitting and length of time necessary to bring each site to a shovel ready condition and while pool construction on each site may differ slightly, this evaluation is based on the premise that the same facility be constructed. The cost of constructing the pool facility is not calculated or considered as part of this analysis. This analysis is also intended to be used as a tool to narrow the 19 sites to only the most desirable sites that will be analyzed in further detail. For this reason, cost estimates have been utilized. For example, if demolition of an existing structure would be required with an estimated cost of \$200,000 to \$300,000 an estimate of \$250,000 would be utilized in this analysis.

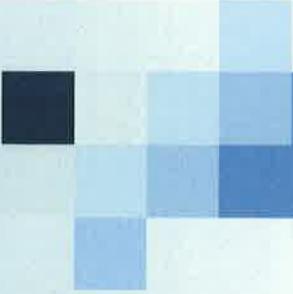




# SELECTION CRITERIA

1. Site size: 3 acre optimal site size: Points 8
2. Location, proximity, and access to: Roads, Schools, Existing Recreation and Public Facilities, Retail, Setting and Orientation: Points 15
3. Time for acquisition: Points 10
4. Site acquisition cost: Points 10
5. Site preparation costs: Need for demolition, remediation and site preparation: Points 10
6. Utility Extension Costs: geothermal, sewer, electricity, natural gas, and water: Points 10
7. Permitting / CEQA: Time and cost: Points 10
8. Adjacent property constraints/conflicts: Points 10
9. Additional funding potential: Points 4
10. Opportunity Cost: Lost economic value: Points 10
11. Potential for expansion: Creation of an activity hub: Points 5
12. General Conditions: Points 5





# SITE ANALYSIS METHODOLOGY

The methodology for assigning point values for each criteria is discussed below.

1. Site Size (8 points) - Three acres has been determined to be the minimum desirable site size for the pool facility. For comparison, the current Roosevelt pool is located on a 1.47 acre parcel. The following point values shall be assigned for site size:

3 acres or more - 8 points

2.5 to 3 acres - 6 points

2.0 to 2.5 acres - 4 points

1.5 to 2.0 acres - 2 points

Less than 1.5 acres - 0 points

2. Location: proximity to roads, schools, existing recreation or other public facilities, retail services, setting and orientation (15 points) - Each of the 5 location criteria has a potential for awarding 3 points to a site as follows:

Proximity to a paved public road system:

Within 1,000 feet of an arterial road - 3 points

Within 1,000 feet of a collector road - 2 points

Access by local streets only - 1 point

Unpaved access or sub standard road conditions - 0 points

Proximity to a Public School as measured by public street access:

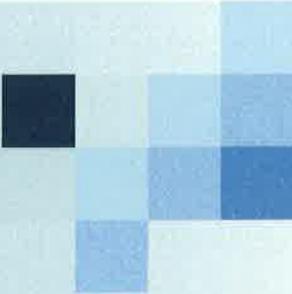
1/2 mile or less - 3 points

1/2 mile to 3/4 mile - 2 points

3/4 to 1 mile - 1 point

More than 1 mile - 0 points





# SITE ANALYSIS CRITERIA

Proximity to a existing recreation/public facilities as measured by public street access:

1/2 mile or less - 3 points

1/2 mile to 3/4 mile - 2 points

3/4 to 1 mile - 1 point

More than 1 mile - 0 points

Proximity to commercial services as measured by public street access:

1/2 mile or less - 3 points

1/2 mile to 3/4 mile - 2 points

3/4 to 1 mile - 1 point

More than 1 mile - 0 points

Setting and orientation:

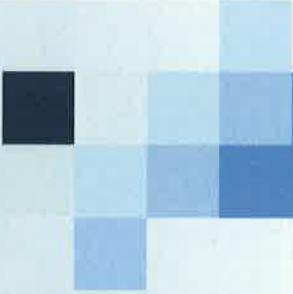
Each site shall be awarded 1 point for each of the following criteria:

Adequate solar access

Protection from wind dust and odors

Attractive setting/scenic beauty





# SITE ANALYSIS CRITERIA

3. Acquisition Time (10 points) - The time to acquire the property once selected is an important factor when considering a site. Private versus public ownership can impact the time of acquisition. In order for the project to proceed it will require a willing seller. Acquisition time is estimated based on past experience.

3 months or less - 10 points

3 months to 6 months - 8 points

6 months to 9 months- 6 points

9 months to 12 months - 4 points

12 to 18 months - 2 points

More than 18 months - 0 points

4. Site Acquisition Cost (10 points) - The cost to acquire the property is another factor identified as having an impact on the potential site selection. Higher acquisition cost being less favorable. Points are assigned as follows:

\$0 to \$50,000 - 10 points

\$50,000 to \$100,000 - 8 points

\$100,000 to \$200,000 - 6 points

\$200,000 to \$400,000 - 4 points

\$400,000 to \$600,000 - 2 points

More than \$600,000 - 0 points

5. Site Preparation Costs: Need for demolition, remediation & site preparation (10 points) - As with the site acquisition costs, the cost for demolition, remediation or other site conditions such as steep topography or rocky soils, can increase project costs. Site demolition, remediation and preparation not only increases the cost, but also adds time to the project. Typically, the higher the cost the longer the time delay to begin site preparation for construction.



# SITE ANALYSIS CRITERIA

Site preparation costs points are assigned as follows:

- \$0 to \$100,000 - 10 points
- \$100,001 to \$200,000 - 8 points
- \$200,001 to \$300,000 - 6 points
- \$300,001 to \$400,000 - 4 points
- \$400,001 to \$500,000 - 2 points
- More than \$500,000 - 0 points

6. Utility Extension Costs (10 points) - All Development projects carry utility extension costs. However, the absence of critical utility or utility services that need expansion can come with considerable cost. These costs are based on average costs for past projects, in addition to normal utility extension costs and do not include the extension of geothermal resources to each site.

- \$0 to \$100,000 - 10 points
- \$100,001 to \$200,000 - 8 points
- \$200,001 to \$300,000 - 6 points
- \$300,001 to \$400,000 - 4 points
- \$400,001 to \$500,000 - 2 points
- More than \$500,000 - 0 points

7. Permitting / CEQA: Time and cost (10 points) - Once a site has been selected and the project defined, the CEQA process can begin. As a project that is being proposed by a governmental agency, CEQA analysis and review will be required for all sites and could range from a Negative Declaration to an Environmental Impact Report (EIR). Sites that have been previously developed or have previous CEQA analysis should have a lower CEQA evaluation cost, as would sites that would not require rezoning or a general plan amendment to accommodate the use.





# SITE ANALYSIS CRITERIA

Since the exact CEQA process cannot be pre-determined, the extent of the review is an estimate based on other projects of this nature and should only be used as an analysis tool. - Site CEQA costs points are assigned as follows:

Negative declaration with or without mitigation measures - 10 points

Negative declaration with or without mitigation measures with the project also requiring a rezone or General Plan amendment - 8 points

EIR document - 6 points

EIR with the project requiring a rezone or General Plan amendment - 4 points

EIR and NEPA EIR/EIS required - 2 points

8. Adjacent property constraints/conflicts (10 points) - Sites with no potential conflicts with adjacent uses have an advantage towards streamlining the public hearing and environmental process, while sites with conflicting uses have the potential for longer approval time and higher cost.

No perceived conflicts - 10 points

Slight perceived conflicts - 7 points

Moderate perceived conflicts - 4 points

High potential conflicts - 1 points

9. Additional funding potential (4 points) - The potential for a site to have additional sources of funding revenue would greatly enhance its desirability.

Known potential for additional funding - 4 points

Possible potential for additional funding - 2 points

No known potential for additional funding - 0 points



# SITE ANALYSIS CRITERIA

10. Opportunity Cost: Lost Economic Value (10 points) - Sites that may be suited for other uses may represent lost opportunities to have other desirable uses developed within the community. This loss could be represented by lost revenues or the lost opportunity for the development of other public facilities. For example, using a site which is currently zoned for commercial uses would represent a loss of commercial land that might mean a business would not locate in the area.

No perceived lost opportunity cost - 10 points

Unknown but potential lost opportunity cost - 7 points

Identifiable and moderate lost opportunity cost - 4 points

Identifiable and high lost opportunity costs - 1 points

11. Potential for expansion: Creation of an activity hub - (5 points) - The potential to have other uses located adjacent to the swim center, creating synergy between the uses, which would attract more visitors than either use standing alone is another desirable site characteristic.

High potential for expansion and other supportive uses - 5 points

Moderate potential for expansion and other supportive uses - 3 points

Low potential for expansion and other supportive uses - 1 point

12. General Conditions - (5 points)

Some sites may possess unique attributes that make them more desirable than others. These attributes may include: access to a cheap or renewable energy resource, use of a historically significant site or the ability to enhance other recreational resources in the region. Sites with multiple positive attributes could receive up to 5 points where those with no notable characteristics receiving 0 points.



## DEAL & DAVIE / MEMORIAL PARK



**Address/ Location: 1107 Main Street**

**Acreage: 2.73 acres**

**APN: 103-340-12 & 13**

**Zoning: C-2**

**General Plan: General Commercial and Shopping Center**

**Jurisdiction: City of Susanville**

**Owner: Davie, Iris K "B" Trust ET AL**

This site is located in uptown Susanville on Main Street across from the High School and adjacent to Memorial Park and Roop's Fort. It has very good visibility, the potential to create synergy with another recreation facility, and is located close to commercial services, schools and a large segment of the City's population. The site is currently under private ownership and costs would need to be budgeted for acquisition and site preparation. It is in close proximity to required utilities with access to geothermal resources. The site also has potential expansion options with Memorial Park to the north and a vacant lot to the west. The site would require additional permitting to address construction in the floodplain.

## DEAL & DAVIE / MEMORIAL PARK RATING

Site Development Criteria	Points
<b>Site size (3 acres desired):</b> The Deal and Davie site consists of two parcels which total 2.62 acres. The larger rear parcel is 1.94 acres. Additional area including the alley land and a portion of the Memorial Park parcel owned by the City could be utilized to bring the area above three acres.	8
<b>Proximity to Roads:</b> This site has 210 feet of frontage on Main Street, an arterial road.	3
<b>Proximity to schools:</b> Lassen Union High School is located across from Main Street with a traffic signal providing safer access.	3
<b>Proximity to existing recreation /public facilities:</b> The site lies immediately adjacent to Memorial Park, separated by Piute Creek, and adjacent to Roop's Fort.	3
<b>Proximity to commercial services:</b> The site is in uptown Susanville, with many commercial services within 1/2 mile or less including Susanville Supermarket IGA, restaurants, and gasoline/convenience services.	3
<b>Setting and orientation:</b> The main parcel runs east/west with 570 feet of southern exposure for solar access. The rear parcel is set below the grade level of Main Street with Weatherlow Street on the west providing buffering from winds. The view towards Memorial Park is pleasant however, the view of the rear of the buildings on Main and Weatherlow Streets is less desirable.	2
<b>Acquisition time:</b> The property is privately owned and no purchase negotiations have begun, acquisition time is expected to take 9 to 12 months.	4
<b>Site acquisition cost:</b> Main Street represents prime commercial land, average values per acre are approximately \$200,000. In addition, the front parcel is developed with several commercial structures with a current assessed value of \$313,000. Acquisition cost is expected to be between \$400,000 and \$600,000.	2
<b>Site preparation cost:</b> The structures on the front parcel would require demolition. The rear parcel would require fill to bring it out of the flood zone. Anticipated costs are \$200,000 to \$300,000.	6
<b>Utility extension costs:</b> Three phase 480v power is readily available, water and sewer are located on the property. Utility extension cost will be less than \$100,000.	10
<b>Permitting/CEQA time and cost:</b> The UBD zoning district allows public facilities as an allowed use therefore, no zoning change or discretionary permit is required. The site does not have native vegetation, is adjacent to Piute Creek and in a flood zone. Site has been previously disturbed. It is anticipated that a negative declaration with mitigation measures would be the resultant environmental document at a cost of approximately \$45,000 and a timeline of 6— 8 months.	10



# DEAL & DAVIE / MEMORIAL PARK RATING

Site Development Criteria	Points
<b>Adjacent property constraints/conflicts:</b> The Deal and Davie site is located adjacent to commercial and other public uses with a low potential for conflicts.	10
<b>Additional Funding potential:</b> At this time, no additional funding sources are known.	0
<b>Opportunity costs/lost economic value:</b> As commercial land with frontage on Main Street, there is potential opportunity for the site to be used for commercial purposes which would be considered its highest and best use. The rear parcel has lower commercial development potential but is still zoned for commercial uses. There are other vacant commercial properties in the vicinity that reduce the opportunity cost.	7
<b>Potential for expansion/creating activity hub:</b> The site lies immediately adjacent to Memorial Park , separated by Piute Creek, and adjacent to Roop's Fort. It is also within walking distance to the Susanville Uptown district and High School. The area can already be considered an activity hub to which the pool would be a good addition. While land would not be available for other new uses, the existing uses create the hub.	5
<b>General conditions:</b> Generally, the site is desirable but may include additional costs for site preparation and clean up.	3

<b>TOTAL</b>	<b><u>79</u></b>
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1. Site looking north from Main Street frontage
2. Looking west from east end of rear parcel
3. Looking westerly from center of rear parcel



# LASSEN UNION HIGH SCHOOL



**Address/Location: Foss Street**  
**Acreage: Approximately 2.2 acres**  
**APN: 103-430-01**  
**Zoning: Public Facilities**  
**General Plan: Public Facilities**  
**Jurisdiction: City of Susanville**  
**Owner: Lassen Union High School District**

This site is no longer being evaluated due to an unwilling seller.



## INSPIRATION POINT



**Address/Location: Between Highway 36 and N. Pine St.**

**Acreage: 17.38 acres in 3 parcels**

**APN: 103-280-21, 103-270-06, 103-260-14**

**Zoning: Open Space**

**General Plan: Open Space**

**Jurisdiction: City of Susanville**

**Owner City of Susanville**

This site is currently owned by the City of Susanville and is located off Inspiration Point Rd. Access to the site is somewhat restricted and flows through a quiet residential neighborhood. The site is currently utilized for passive recreation but has been envisioned for more active uses in the future. The site holds both cultural and historical significance in the community and exhibits captivating views. Significant utility expansion would be required for the site with limited sewer, electrical, water, gas and geothermal resources in the vicinity. The site is close to residential and recreational resources but is some distance from local schools and commercial services.



## INSPIRATION POINT RATING

Site Development Criteria	Points
<b>Site size (3 acres desired):</b> The site exceeds the 3-acre minimum parcel size requirement.	8
<b>Proximity to roads:</b> This site has unpaved and/or sub standard road conditions.	0
<b>Proximity to schools:</b> The site is over 1 mile away from the nearest school, Lassen High.	0
<b>Proximity to existing recreation /public facilities:</b> This site is located adjacent to the Inspiration Point walking trail.	3
<b>Proximity to commercial services:</b> The site is between 1/2 mile and 3/4 mile away from commercial services including the Uptown Cinemas and other local businesses.	2
<b>Setting and orientation:</b> The site has adequate solar access and has great scenic views but is somewhat exposed to the elements, including wind.	2
<b>Acquisition time:</b> The site is owned by the City so acquisition could be completed in less than 3 months.	10
<b>Site acquisition cost:</b> The site is owned by the City so acquisition cost would be less than \$50,000.	10
<b>Site preparation cost:</b> The site will require clearing of trees and vegetation and grading to level an appropriate building site. Anticipated cost is \$100,000 to \$200,000.	8
<b>Utility extension costs:</b> Power, sewer, water and roads will have to be extended to the site at a cost between \$400,000 and \$500,000.	2
<b>Permitting/CEQA time and cost:</b> The site in a Public Facilities (P-F) zoning district which permits the use without rezoning or discretionary permits. The site is relatively undisturbed with natural vegetation, no wetlands, and potential cultural resources. The property is a city landmark which is prominently visible from many locations in the City. There is a high potential for controversy in the utilization of this site and potential conflicts with neighboring uses. An EIR would be the probable resultant environmental document at a cost of approximately \$70,000 and a timeline of 8 to 12 months.	6



# INSPIRATION POINT RATING

Site Development Criteria	Points
<b>Adjacent property constraints/conflicts:</b> The site is accessed through residential neighborhoods where people are used to having a low traffic volumes. It is anticipated that some resident would oppose the project.	4
<b>Additional Funding potential:</b> At this time, no additional funding sources are known.	0
<b>Opportunity costs/lost economic value:</b> The site is owned by the City and zoned for open space, there is no lost opportunity cost.	10
<b>Potential for expansion/creating activity hub:</b> This site has the acreage needed for expansion and the creation of an activity hub, the site is relatively close to the Bizz Johnson Trail and is close to a residential area. However, the site is not easily accessible.	3
<b>General conditions:</b> Overall, the site has some desirable features but the absence of geothermal resources and other constraints make it less desirable.	1

**TOTAL SCORE** 69



1. Looking south from parking lot.
2. Looking east towards adjacent homes on Cherry Terrace
3. Looking southeast from within the site.



## SUSAN RANCH PARK



**Address/Location: On the west side of Cherry Terrace**

**Acreage: 3+ acres, parcel is 299 acres**

**APN: 101-270-03**

**Zoning: Open Space**

**General Plan: Conservation**

**Jurisdiction: County of Lassen**

**Owner: Lassen County**

This site is located to the north west of the City of Susanville and is situated at the main entrance to lower Susanville Ranch Park. It is located in close proximity to Meadowview School, existing recreational resources and residential neighborhoods however, it is not adjacent to any commercial uses. The site is already used for passive and active recreation activities and is currently owned by Lassen County. The site is well situated with access to most utilities however the extension of geothermal resources would be cost prohibitive. The area is being developed to attract mountain bike enthusiasts however, there is an existing need to enhance access to the facility and address parking within the facility. The site would also require additional permitting for construction within the floodplain.

# SUSAN RANCH PARK RATING

Site Development Criteria	Points
<b>Site size (3 acres desired):</b> The parcels size is 299 acres of which more than 3 acres is available for a pool site. There is also an existing parking lot at this site.	8
<b>Proximity to roads:</b> This site is accessed by local roads only.	1
<b>Proximity to schools:</b> The site is located less than 1/2 mile from the closest school, Meadowview Elementary.	3
<b>Proximity to existing recreation /public facilities:</b> This site is located next to the Susanville Ranch Park.	3
<b>Proximity to commercial services:</b> The site is more than 1 mile away from any commercial services.	0
<b>Setting and orientation:</b> The site has adequate solar access, poor protection from wind and dust and is in an attractive setting with scenic views	2
<b>Acquisition time:</b> The site is owned by Lassen County, site acquisition time is less than 3 months.	10
<b>Site acquisition cost:</b> The site is owned by Lassen County, site acquisition costs would be less than \$50,000.	10
<b>Site preparation cost:</b> The site preparation will require grading and removal of the remains of a concrete structure. Cost less than \$100,000.	10
<b>Utility extension costs:</b> Sewer, water, and power exist very close to the site. No road extensions are require or significant amounts of frontage improvements. Costs are less than \$100,000.	
<b>Permitting/CEQA time and cost:</b> The master park plan for Susan Ranch Park include a pool in the general vicinity of the proposed site. The site does not appear to have sensitive habitat or wetlands. A floodplain area is in the vicinity but it appears there is adequate room to build all facilities outside of the flood boundary. It is anticipated that a negative declaration with mitigation measures would be the expected environmental document.	10



# SUSAN RANCH PARK RATING

Site Development Criteria	Points
<b>Adjacent property constraints/conflicts:</b> The proposed pool site would be adjacent to several single family residential homes which could create some conflicts, and additional parking would be required for the pool and existing recreational uses.	7
<b>Additional Funding potential:</b> At this time, no additional funding sources are known.	0
<b>Opportunity costs/lost economic value:</b> The site is designated for recreation purposes there are no other potential land uses, no lost opportunity costs.	10
<b>Potential for expansion/creating activity hub:</b> The site is adjacent to the existing Susanville Ranch Park. It is within walking distance from the Meadowview Elementary school and a residential area. The area can already be considered an activity hub to which the pool would be a good addition as there are already soccer and softball fields and mountain biking trails. The size of the parcel allows plenty of room for expansion.	5
<b>General conditions:</b> The project has the ability to enhance other recreational resources by enhancing the variety of recreational features at Susan Ranch Park	3



**TOTAL SCORE** 82



1. Looking south from parking lot.
2. Looking east towards adjacent homes on Cherry Terrace
3. Looking southeast from within the site.

## SKYLINE PARK WEST



**Address/Location: South side of Skyline Road**

**Acreage: 3+ acres**

**APN: 101-270-09, portion**

**Zoning: Open Space**

**General Plan: Open Space**

**Jurisdiction: City of Susanville**

**Owner: City of Susanville**

This site is located off of Skyline Road approximately 1,500 feet west of Hwy 139. It is within the larger Skyline Park property. The surrounding properties are currently undeveloped but the area is designated for development in the future. The property is centrally located with residential, recreational and educational facilities with limited commercial services in the vicinity. Additional funds would need to be budgeted for site preparation and the extension of utilities. In addition, the extension of geothermal utilities would be cost prohibitive but a warm water well is located within 2,000 feet.

## SKYLINE PARK WEST RATING

Site Development Criteria	Points
<b>Site size (3 acres desired):</b> The site is located on a 62 acre parcel owned by the City of Susanville. There is adequate property for a 3 acre pool site.	8
<b>Proximity to roads:</b> This site is within 1,000 feet of Skyline Drive, a collector road.	3
<b>Proximity to schools:</b> The site is located approximately 0.82 miles from the Lassen Community College.	1
<b>Proximity to existing recreation /public facilities:</b> This site is located within the existing Skyline Park which is primarily open space with a trail, no other facilities exist at this time.	3
<b>Proximity to commercial services:</b> The site is located approximately 0.72 miles from the Diamond Mountain Casino & Hotel and Diamond Mountain Mini Mart (including gas station) with limited commercial services.	1
<b>Setting and orientation:</b> The site has good solar access, some protection from prevailing winds and very good scenic views.	3
<b>Acquisition time:</b> As the parcel is already owned by the City the acquisition time would be less than 3 months.	10
<b>Site acquisition cost:</b> The site is already owned by the City the acquisition cost would be less then \$50,000.	10
<b>Site preparation cost:</b> There are no structures to remove and the primary site preparation is grading for a level area and road access. Cost would be \$200,000 to \$300,000.	6
<b>Utility extension costs:</b> There is no sewer or power to this site, water is available and frontage improvements are needed. The trenching for sewer extension will carry significant costs. Overall utility extension will exceed \$500,000 and would make the project cost prohibitive.	0
<b>Permitting/CEQA time and cost:</b> The site in a Public Facilities (P-F) zoning district which permits the use without rezoning or discretionary permits. The site is relatively undisturbed with natural vegetation, no wetlands, but has the potential for cultural resources. The property is located within an existing City Park. There are no adjacent uses that would be in conflict so there is a low potential for controversy. A negative declaration with mitigation measures would be the probable resultant environmental document at a cost of approximately \$45,000 and a timeline of 6 to 8 months.	10

# SKYLINE PARK WEST RATING

Site Development Criteria	Points
<b>Adjacent property constraints/conflicts:</b> There are no known conflicts.	10
<b>Additional Funding potential:</b> CDBG funds are a possibility at this site.	4
<b>Opportunity costs/lost economic value:</b> As the property is designated as open space for parks there is no lost opportunity cost.	10
<b>Potential for expansion/creating activity hub:</b> This site, located within the Skyline Park, has potential for expansion. There is a pre-existing trail for bikes and walking in the area. Located 1 mile away from the Lassen College, and within 1/2 mile from a residential area, the pool would be a good starting point for creating an activity hub.	5
<b>General conditions:</b> The site has many positive features but they are overshadowed by the cost of extending utilities.	0



**TOTAL SCORE** 84



1. Looking southeasterly from near Skyline Rd.
2. Looking south from near skyline Rd.
3. Looking southwesterly from near Skyline Rd.



## SKYLINE PARK EAST



**Address/Location: South side of Skyline Road**

**Acreage: 3+ acres**

**APN: 101-270-09, portion**

**Zoning: Open Space**

**General Plan: Open Space**

**Jurisdiction: City of Susanville**

This site is located off of Skyline Road approximately 800 feet west of Hwy 139. It is within the larger Skyline Park Property. The surrounding properties are currently undeveloped but the area is designated for development in the future. The property is centrally located with residential, recreational and educational facilities with limited commercial services in the vicinity. Additional funds would need to be budgeted for site preparation and the extension of utilities. In addition, the extension of geothermal utilities would be cost prohibitive but a warm water well is located within 1,000 feet.

## SKYLINE PARK EAST RATING

Site Development Criteria	Points
<b>Site size (3 acres desired):</b> The site is located on a 62 acre parcel owned by the City of Susanville. There is adequate property for a 3 acre pool site.	8
<b>Proximity to roads:</b> This site is located within 1,000 feet of Skyline Drive, a collector road.	2
<b>Proximity to schools:</b> The site is approximately 0.70 miles from the Lassen Community College and just over 1 mile to Meadowview Elementary School.	2
<b>Proximity to existing recreation /public facilities:</b> This site is located within the existing Skyline Park which is primarily open space with a trail, no other facilities exist at this time.	3
<b>Proximity to commercial services:</b> The site is located just under 1 mile from the Diamond Mountain Casino & Hotel and Diamond Mountain Mini Mart (including gas station) which has limited commercial services.	1
<b>Setting and orientation:</b> The site has good solar access, poor protection from winds and very good scenic views.	2
<b>Acquisition time:</b> The parcel is owned by the City and could be acquired in less than 3 months.	10
<b>Site acquisition cost:</b> The site is already owned by the City the acquisition cost would be less than \$50,000.	10
<b>Site preparation cost:</b> There are no structures to remove and the primary site preparation is grading for a level area and road access. Cost less than \$100,000.	10
<b>Utility extension costs:</b> There is no sewer or power to this site, water is available and frontage improvements are needed. The trenching for sewer extension will carry significant costs. Overall utility extension will exceed \$500,000 and will make the site unfeasible.	0
<b>Permitting/CEQA time and cost:</b> The site in a Public Facilities (P-F) zoning district which permits the use without rezoning or discretionary permits. The site is relatively undisturbed with natural vegetation, no wetlands, and potential cultural resources. The property is located within an existing City Park. There are no adjacent uses that would be in conflict so there is a low potential for controversy. A negative declaration with mitigation measures would be the probable resultant environmental document at a cost of approximately \$45,000 and a timeline of 6 to 8 months.	10



# SKYLINE PARK EAST RATING

Site Development Criteria	Points
<b>Adjacent property constraints/conflicts:</b> There are no adjacent uses that would conflict with the pool facility.	10
<b>Additional Funding potential:</b> At this time, no additional funding sources are known.	0
<b>Opportunity costs/lost economic value:</b> As the Property is designated as open space for parks there is no lost opportunity cost.	10
<b>Potential for expansion/creating activity hub:</b> This site, located within the Skyline Park, has potential for expansion by size. There is a pre-existing trail for bikes and walking in the area. Located 1/2 mile away from the Lassen College, and 1/2 mile from a residential area, the pool would be a good starting point for creating an activity hub.	5
<b>General conditions:</b> The site has many positive features but they are overshadowed by the cost of extending utilities.	0



**TOTAL SCORE** 83

1. Looking northeasterly towards Hwy 139.
2. Looking north towards Skyline Rd. near parcel center
3. Looking northeasterly closer to Skyline Rd.



## SKYLINE CITY LOT



**Address/Location: N. corner of Skyline Rd. & Hwy. 139**

**Acreage: 5.15+ acres**

**APN: 101-270-09, portion**

**Zoning: C-2 General Commercial /Shopping Center**

**General Plan: General Commercial/Shopping Center**

**Jurisdiction: City of Susanville**

**Owner: City of Susanville**

This site is located at the north corner of Skyline Road and Hwy. 139. The site is adjacent to Lassen College. The property is centrally located with residential, recreational, educational facilities and limited commercial services in the vicinity. Additional funds would need to be budgeted for site preparation and the extension of utilities. In addition, the extension of geothermal utilities would be cost prohibitive but a warm water well is located within 1,000 feet.



# SKYLINE CITY LOT RATING

Site Development Criteria	Points
<b>Site size (3 acres desired):</b> The site is 5.15 acres in size but some areas have moderate slopes. There are at least 3 acres of usable area without the need for significant grading.	8
<b>Proximity to roads:</b> This site is on Hwy 139, an arterial road.	3
<b>Proximity to schools:</b> The site is under 1/2 mile to Lassen Community College.	3
<b>Proximity to existing recreation /public facilities:</b> This site is located across the street from the existing Skyline Park which is primarily an open space park with trails, no other recreation features exist at this time.	3
<b>Proximity to commercial services:</b> The site is located just under 1 mile from the Diamond Mountain Casino & Hotel and Diamond Mountain Mini Mart (including gas station) with limited commercial services.	1
<b>Setting and orientation:</b> The site has good solar access, some protection from winds and very good scenic views.	2
<b>Acquisition time:</b> The site is owned by the City, so acquisition would be less than 3 months.	10
<b>Site acquisition cost:</b> The site is owned by the City. Acquisition cost would be less than \$50,000.	10
<b>Site preparation cost:</b> There are no structures to remove and the primary site preparation is grading for a level area and road access. Cost less than \$100,000.	10
<b>Utility extension costs:</b> There is no sewer or power to the site. Water is on the opposite side of Highway 139. It is anticipated that Caltrans will require that all utilities crossing the highway be underground which will require boring. Estimated costs exceed \$400,000.	2
<b>Permitting/CEQA time and cost:</b> The site in a General Commercial (C-2) zoning district which requires a Use Permit for commercial recreational uses but does not mention public uses. Potentially, a rezoning may be required for the site. The site is relatively undisturbed with natural vegetation, no wetlands, and potential cultural resources. There are no adjacent uses that would be in conflict so there is a low potential for neighborhood controversy. A negative declaration with mitigation measures would be the probable resultant environmental document at a cost of approximately \$45,000 and a timeline of 7 to 10 months with use permit/rezoning required.	6



# SKYLINE CITY LOT RATING

Site Development Criteria	Points
<b>Adjacent property constraints/conflicts:</b> There are no anticipated conflicts.	10
<b>Additional Funding potential:</b> At this time, no additional funding sources are known.	0
<b>Opportunity costs/lost economic value:</b> The site is zoned C-2 for commercial development. The C-2 zoning allows for a wide variety of commercial uses and the site is located on the corner of a State highway with an existing signal light. There is significant opportunity for commercial development but the demand is limited at this time for this site.	4
<b>Potential for expansion/creating activity hub:</b> This site, across the street from the Skyline Park, has potential for expansion by size. There is a pre-existing trail for bikes and walking in the area. Located 1/2 mile away from the Lassen College, and 1/2 mile from a residential area, the pool would be a good starting point for creating an activity hub.	5
<b>General conditions:</b> The site has many positive features however, the absence of geothermal resources and the cost of road trenching to extend utilities may be constraints.	3

**TOTAL SCORE** 80



1. Looking northwesterly from Hwy 139.
2. Looking northeasterly from Hwy 139
3. Looking east from near Skyline Rd.



## LASSEN COLLEGE



**Address/Location: Lassen College Hwy. 139**

**Acreage: 3+ acres, 33.3 acres in 2 parcels**

**APN: 101-27-10 & 11**

**Zoning: P-F Public Facilities**

**General Plan: Public Facilities**

**Jurisdiction: City of Susanville**

**Owner: Lassen Community College**

This site is located on the east side of Hwy 139, just north of Skyline Rd. In the northeast portion of the City. The site is generally level and is not developed keeping demolition and remediation costs low. The proximity to Lassen College would allow for some integration of the facility with the school and would make access easy for students. Increased excavation costs would need to be budgeted due to underlying rocky soils. Limited commercial services are available in the area.



# LASSEN COLLEGE RATING

Site Development Criteria	Points
<b>Site size (3 acres desired):</b> The site is part of two larger parcels totaling 33 acres. There are at least 3 acres available for a pool facility along with some existing parking.	8
<b>Proximity to roads:</b> This site is located on Hwy 139, an arterial road.	3
<b>Proximity to schools:</b> The site is adjacent to the Lassen Community College.	3
<b>Proximity to existing recreation /public facilities:</b> The site is located less than 1 mile from the Skyline Park which is primarily open space with a trail. No other recreation facilities have been developed.	1
<b>Proximity to commercial services:</b> The site is more than 1 mile from commercial services.	0
<b>Setting and orientation:</b> The site had good solar access, poor protection from wind and good scenic vistas.	2
<b>Acquisition time:</b> The property is owned by Lassen Community College. Though a public agency. The creation and transfer of the property would be a potentially cumbersome process taking 9 to 12 months.	4
<b>Site acquisition cost:</b> The college has agreed to participate in the community pool project and it is anticipated that acquisition would cost less than \$50,000.	10
<b>Site preparation cost:</b> There are no structures to remove and the primary site preparation is grading for a level area and road access. Cost less than \$100,000.	10
<b>Utility extension costs:</b> Sewer and power need to be extended to the site and frontage improvements installed. Cost is estimated to be between \$200,000 and \$300,000.	6
<b>Permitting/CEQA time and cost:</b> The site is in a Public Facilities (P-F) zoning district which permits the use without rezoning or discretionary permits. The site is relatively undisturbed with natural vegetation, no wetlands, and moderate potential for cultural resources. The property is located on property owned by the Lassen Community College which would make the Board of Trustees the approving authority and lead agency unless the property were separated from the college and deeded to the City or County. An EIR with potential NEPA involvement would be the probable resultant environmental document, if conducted by the college at a cost of approximately \$75,000 to \$100,000 and a timeline of 10 to 16 months.	2



# LASSEN COLLEGE RATING

Site Development Criteria	Points
<b>Adjacent property constraints/conflicts:</b> There are no adjacent uses that would conflict with the pool facility.	10
<b>Additional Funding potential:</b> At this time, no additional funding resources are known.	0
<b>Opportunity costs/lost economic value:</b> There is some potential for lost opportunity costs to the College for future expansion.	7
<b>Potential for expansion/creating activity hub:</b> Though the parcels total 33 acres, available land is limited by existing development. Some additional land may be available for other uses which may or may not be compatible with the college. The College already maintains a track, soccer field and baseball field but they are not readily accessible to the public proximity to skyline park could lead to additional activities in the area.	2
<b>General conditions:</b> The site is generally suitable for a pool but is limited by the absence of geothermal resources and limited public access.	2



**TOTAL SCORE** 70



1. Looking southeast from Hwy. 139
2. Looking east from Hwy. 139
3. Looking north from on the college property towards Hwy. 139

## BANNER HOSPITAL AREA



**Address/Location: Anderson Dr./east side Banner Hospital**

**Acreage: 3+ acres of a 34 acre parcel**

**APN: 101-270-42**

**Zoning: C-0 Commercial Office**

**General Plan: Commercial Office**

**Jurisdiction: City of Susanville**

**Owner: Banner Lassen Hospital**

This site is located on the east side of Hwy 139 off of Anderson Drive. The property slopes to the south and the site has severe development limitations due to very rocky soils that would add significantly to the pool construction costs. The property is at the far northeastern corner of the City and is not near any commercial services or other public facilities. It is within 1/2 mile of Lassen College. Road access is adequate and utilities are available. The site provides room for expansion. There is a low potential for conflicts with adjacent hospital and medical clinic uses. The site is privately owned which would increase acquisition cost and time.

# BANNER HOSPITAL AREA RATING

Site Development Criteria	Points
<b>Site size (3 acres desired):</b> The site is a 34 acre parcel with adequate room to create a 3+ acre parcel for a pool facility.	8
<b>Proximity to roads:</b> This site is accessible by local roads only.	2
<b>Proximity to schools:</b> The site is less than 1 mile from the Lassen Community College.	1
<b>Proximity to existing recreation /public facilities:</b> The site is more than 1 mile away from the nearest recreation site, the Skyline Park.	0
<b>Proximity to commercial services:</b> The site is located in a commercial location, which is predominately health care related. Other commercial services are more than 1 mile away.	1
<b>Setting and orientation:</b> The site has adequate solar access, poor protection from wind and very good scenic views.	2
<b>Acquisition time:</b> The site is privately owned and negotiations for a sale would take approximately 6 to 9 months.	6
<b>Site acquisition cost:</b> The site is commercially zoned with all utilities in place for development this usually increases the land value but values here are somewhat moderated by the higher than normal development costs due to extremely rocky soil. The assessed value of the land is \$53,400 per acre acquisition cost is estimated at \$100,000 to \$200,000 including the cost to subdivide the property.	6
<b>Site preparation cost:</b> The site is vacant and grading to remove surface rock piles and limited vegetation is \$100,000 to \$200,000.	8
<b>Utility extension costs:</b> All utilities exist to the site and would be less then \$100,000.	10
<b>Permitting/CEQA time and cost:</b> The site in a Commercial Office (C-O) zoning district which permits the use without rezoning or discretionary permits. The site is relatively undisturbed with natural vegetation, no wetlands, and potential for cultural resources. There are several stockpiles of large rocks on the site left from the development of the adjacent hospital and health clinic. There are no adjacent uses that would be in conflict so there is a low potential for neighborhood controversy. A negative declaration with mitigation measures would be the probable resultant environmental document at a cost of approximately\$45,000 and a time-line of 6 to 8 months.	10



# BANNER HOSPITAL RATING

Site Development Criteria	Points
<b>Adjacent property constraints/conflicts:</b> There are no adjacent uses that would conflict with a community pool use.	10
<b>Additional Funding potential:</b> At this time, no additional funding sources are known.	0
<b>Opportunity costs/lost economic value:</b> The property is zoned for commercial office use with two medical complexes already in the area. All utilities exist to the site. There are some opportunity costs associated with this site.	4
<b>Potential for expansion/creating activity hub:</b> With approximately 16 acres available, the site has ample room for expansion. There are no residential areas, extended commercial services or recreational areas in the vicinity, and the site is far removed from most of the population.	3
<b>General conditions:</b> The site has many positive characteristics. However, the absence of geothermal resources and rocky soils provide constraints to development.	2



**TOTAL SCORE** 73



1. Looking south from the back of hospital
2. Looking south from back of hospital – close up
3. Looking westerly from Anderson Dr.



## LASSEN COUNTY FAIRGROUNDS



**Address/Location: Lassen County Fairgrounds , northern parcel**

**Acreage: 3+ acres of a 7 acre parcel**

**APN: 101-270-28**

**Zoning: P-F Public Facilities**

**General Plan: Public Facilities**

**Jurisdiction: City of Susanville**

**Owner: County of Lassen**

This site is located on a 7 acre parcel on the north section of the County fairgrounds. The site is level and is relatively undeveloped. Access to the site is through local residential streets but could be improved to with access off of Paul Bunyan Road, a collector road. The site would be in proximity to existing residential uses which could create a land use conflict.



# LASSEN COUNTY FAIRGROUNDS RATING

Site Development Criteria	Points
<b>Site size (3 acres desired):</b> The site exceeds the 3 acre minimum requirement.	8
<b>Proximity to roads:</b> This site is accessible by Paul Bunyan Road, a collector road.	2
<b>Proximity to schools:</b> The site is located between 1/2 and 3/4 miles from the McKinley Elementary School.	2
<b>Proximity to existing recreation /public facilities:</b> The site is more than 1 mile from the closest park, Riverside Park.	0
<b>Proximity to commercial services:</b> The site is between 1/2 and 3/4 miles from commercial services.	2
<b>Setting and orientation:</b> The site has adequate solar access, poor wind protection , potential exposure to dust and odors and some scenic views.	1
<b>Acquisition time:</b> The site is owned by Lassen County so site acquisition time is less than 3 months.	10
<b>Site acquisition cost:</b> The site is owned by Lassen County and acquisition would be less than \$50,000.	10
<b>Site preparation cost:</b> The site is level and free of structures. Site preparation costs would be minimal.	10
<b>Utility extension costs:</b> Sewer and power are to the site and water is within 100 feet. Costs would be less than \$100,000.	10
<b>Permitting/CEQA time and cost:</b> The site in a Public Facilities (P-F) zoning district which permits the use without rezoning or discretionary permits. The site has been disturbed and generally leveled with no natural vegetation, no wetlands and a low potential for cultural resources. The property is owned by the County and land use authority rests with them as lead agency. The site is near several residences and there is a moderate potential for controversy in the utilization of this site. A negative declaration with mitigation measures would be the probable resultant environmental document at a cost of approximately \$45,000 and a timeline of 6 to 8 months.	10



# LASSEN COUNTY FAIRGROUNDS RATING

Site Development Criteria	Points
<b>Adjacent property constraints/conflicts:</b> The site is adjacent to a few residences which could represent a minor conflict. However, these residents are accustomed to the activities taking place at the fair grounds .	7
<b>Additional Funding potential:</b> CDBG funds are a possibility at this site.	4
<b>Opportunity costs/lost economic value:</b> There is no lost opportunity costs for this site.	10
<b>Potential for expansion/creating activity hub:</b> The 7 acre parcel allows for limited expansion. The site is located near a residential area.	1
<b>General conditions:</b> The site has many positive attributes. However, the absence of geothermal resources and distant location reduce desirability.	2



**TOTAL SCORE** 89



1. Looking northwest from Riverside Dr.
2. Looking south from Main Street
3. Looking east showing Main Street frontage.

## MESA STREET



**Address/Location: East side of Mesa Street**

**Acreage: 6.4 acres in 2 parcels**

**APN: 105-130-01, 105-180-23**

**Zoning: R-1 Single family Residential**

**General Plan: Single Family Residential**

**Jurisdiction: City of Susanville**

**Owner: County of Lassen**

This site is located on the east side of Mesa Street and was the site of a proposed community park. The property is level and is currently undeveloped, demolition and remediation costs would be low, as well as acquisition cost, as it is owned by Lassen County. The site is well situated near McKinley Elementary School and would provide a recreation resource for the area. The property would need to be rezoned and would require a General Plan amendment. Potential conflicts could occur with the senior housing complex to the south and nearby residential uses. Access is via a local residential street. No commercial services are in the immediate vicinity.



## MESA STREET RATING

Site Development Criteria	Points
<b>Site size (3 acres desired):</b> The site exceeds the 3 acre minimum site requirement.	8
<b>Proximity to roads:</b> This site has approximately 528 feet of frontage on Mesa Street, a collector road.	2
<b>Proximity to schools:</b> The site is less than 1/2 mile from McKinley Elementary School.	3
<b>Proximity to existing recreation /public facilities:</b> The site is just under 1 mile from Riverside Park.	1
<b>Proximity to commercial services:</b> The site is less than 1/2 mile from commercial services.	3
<b>Setting and orientation:</b> The site has adequate solar access, poor protection from wind and limited scenic views.	2
<b>Acquisition time:</b> The site is owned by the County so site acquisition is less than 3 months.	10
<b>Site acquisition cost:</b> The site is owned by the County so site acquisition is less than \$50,000.	10
<b>Site preparation cost:</b> The site is level with limited vegetation and no structures. Site preparation is less than \$100,000.	10
<b>Utility extension costs:</b> Sewer and water are less than 200 feet away and there are no curbs, gutters or sidewalks. Utility extension cost are estimated to be less than \$100,000.	10
<b>Permitting/CEQA time and cost:</b> The site is in a Single Family Residential (R-1) zoning district which does not permit the use. However, the County owns the property and the zoning could be amended. The site has not been disturbed and is generally level with sparse vegetation, there is minor potential for wetlands, and a moderate potential cultural resources. The property is owned by the County and land use authority rests with them as lead agency. The site is near several residences and adjacent to a senior apartment complex creating a moderate potential for controversy in the utilization of this site. A negative declaration with mitigation measures would be the probable resultant environmental document at a cost of approximately \$45,000 and a timeline of 6 to 8 months.	10



# MESA STREET RATING

Site Development Criteria	Points
<b>Adjacent property constraints/conflicts:</b> There is some potential for conflict with adjacent residential uses which include single family residences and a senior apartment complex.	7
<b>Additional Funding potential:</b> CDBG funding is a possibility at this location.	4
<b>Opportunity costs/lost economic value:</b> There is some potential for lost opportunity costs for use as a residential property. However, residential demand is not high and there are alternative home sites available.	7
<b>Potential for expansion/creating activity hub:</b> The 6.4 acre parcel has limited expansion potential. It is located close to residential area, and walking distance from a school and commercial areas. The site is not located near existing recreation areas making it more difficult to create an activity hub.	1
<b>General conditions:</b> The site does not have access to geothermal resources. However, it has many other positive attributes.	2



**TOTAL SCORE** 90



1. Looking northwest from Riverside Dr.
2. Looking south from Main Street
3. Looking east showing Main Street frontage.

## OLD CALTRANS LOT



**Address/Location: 2650 Main Street**

**Acreage: 2.22 acres**

**APN: 105-320-01**

**Zoning: C-2 General Commercial and Shopping Center**

**General Plan: General Commercial and Shopping Center**

**Jurisdiction: City of Susanville**

**Owner: Ildefonso and Teresita Ong**

This site is located on the southerly side of Main Street across from the Ross Shopping Center. The site is level and currently paved with a couple of small structures on the property. Generally site demolition and remediation would be low. There is good access and low potential for conflicts. This is a prime commercial location which will increase lost opportunity costs. The site is also privately held which could result in high acquisition costs. The site is also smaller than desired though an adjacent vacant parcel could add another 0.5 acres. Commercial services are available in the immediate area.



## OLD CALTRANS LOT RATING

Site Development Criteria	Points
<b>Site size (3 acres desired):</b> The site is 2.22 acres which is less than desirable.	4
<b>Proximity to roads:</b> This site has 220 feet of frontage on Main Street, an arterial road.	3
<b>Proximity to schools:</b> The site is between 1/2 and 3/4 miles from McKinley Elementary School.	2
<b>Proximity to existing recreation /public facilities:</b> The site is just over 1 mile from two existing recreation areas, Riverside and Memorial Parks.	0
<b>Proximity to commercial services:</b> The site is located in the middle of Susanville where there many commercial services within 1/2 mile or less including Ross, Big Five Sporting Goods, restaurants, and gasoline/convenience services.	3
<b>Setting and orientation:</b> The site has adequate solar access, poor wind protection, no scenic views and the potential for dust and odors.	1
<b>Acquisition time:</b> The site is a privately owned parcel where a willing seller would be necessary. Negotiation of a price and closing of the sale is estimated at 6 to 9 months.	6
<b>Site acquisition cost:</b> This is a prime commercial site acquisition cost is estimated to be between \$400,000 and \$600,000.	2
<b>Site preparation cost:</b> The site is level and developed with paving and small structures. Some paving would have to be removed as would at least 1 structure. Site preparation costs would be less than \$100,000.	10
<b>Utility extension costs:</b> The site has water, power and sewer available and frontage improvements on Main Street, but not Riverside Drive. Sewer capacity however, is limited and expansion of the line may be required. Utility extensions are estimated between \$100,000 and \$200,000.	8
<b>Permitting/CEQA time and cost:</b> The site in a General Commercial (C-2) zoning district which requires a Use Permit for commercial recreational uses but does not mention public uses. A rezoning may be required for the site unless findings are made that the use is allowed with a Use Permit. The site is completely paved with no native vegetation, wetlands or other sensitive environmental features. There are no adjacent land uses which would conflict with a community pool. A negative declaration with mitigation measures would be the probable resultant environmental document at a cost of approximately \$45,000 and a timeline of 6 to 8 months.	10



# OLD CALTRANS LOT RATING

Site Development Criteria	Points
<b>Adjacent property constraints/conflicts:</b> There are no adjoining uses that would conflict with a community pool.	10
<b>Additional Funding potential:</b> CDBG funds are a possibility at this location.	4
<b>Opportunity costs/lost economic value:</b> As this is a prime commercial site with high lost opportunity costs. This is one of the larger vacant commercial sites on Main Street.	1
<b>Potential for expansion/creating activity hub:</b> The 2.22 acre parcel is surrounded on the north, south, and west by existing roadways and commercial buildings to the east making the expansion potential limited.	1
<b>General conditions:</b> The site is readily accessible with great visibility in an area that is experiencing healthy economic growth. However, the absence of geothermal resources and high economic costs make it less desirable.	2



**TOTAL SCORE** 67



1. Looking northwest from Riverside Dr.
2. Looking south from Main Street
3. Looking east showing Main Street frontage.

## SIERRA PACIFIC/RIVER PARKWAY



**Address/Location: Riverside Drive next to Susan River**

**Acreage: 10.25 acres, parcel 74+ acres**

**APN: 105-280-18, 105-290-01**

**Zoning: Open Space**

**General Plan: Conservation**

**Jurisdiction: County of Lassen**

**Owner: Sierra Pacific Industries**

This site is part of the Sierra Pacific Industries holdings and is located off of Riverside Dr. along the Susan River. It has very good visibility and access, and is centrally located. The site is in close proximity to other residential and recreational uses but is not adjacent to any commercial uses. The site is envisioned to serve as an activity hub for the Susan River Parkway and will be receiving additional pedestrian improvements in the coming years. The site has some constraints related to utility expansion and funds would need to be budgeted for the optional extension of geothermal resources. The site would also require additional permitting for construction within the floodplain. The site is privately owned and will require a land division to create the desired parcel.

# SIERRA PACIFIC RIVER PARKWAY RATING

Site Development Criteria	Points
<b>Site size (3 acres desired):</b> The site exceeds the 3 acre requirement.	8
<b>Proximity to roads:</b> This site has over 1,000 of frontage on Riverside Drive, an arterial road.	3
<b>Proximity to schools:</b> The site is located less than 1 mile from the Lassen High School.	1
<b>Proximity to existing recreation /public facilities:</b> The site is located less than 1/2 mile from the Riverside Park.	3
<b>Proximity to commercial services:</b> The site is located 1/2 mile from the closest commercial services including Safeway, Rite Aid, and restaurants.	3
<b>Setting and orientation:</b> The site has good solar access, average protection from wind and a view of the river.	2
<b>Acquisition time:</b> The site is owned by Sierra Pacific Inc. which is a large corporation, and negotiations would be expected to take 6 to 9 months.	6
<b>Site acquisition cost:</b> As a property zoned for open space the land value is limited. Estimated acquisition cost is less than \$100,000.	8
<b>Site preparation cost:</b> The site preparation will require some grading and a moderate amount of vegetation removal. There is a potential for wetlands on the site. Site preparation is estimated between \$100,000 and \$200,000.	8
<b>Utility extension costs:</b> Electricity and water are located on site however, sewer will have to be extended and frontage improvements made. Cost is estimated to be between \$100,000 and \$200,000.	8
<b>Permitting/CEQA time and cost:</b> The site is zoned for open space by the County which does not permit community pool complex a rezoning may be required. Adjacent riparian vegetation, wetlands, cultural resources and rare plant species may also be present on the site. An EIR will likely be the appropriate environmental document at a cost of \$75,000 to \$100,000 and a timeline of 12 to 18 months.	4



# SIERRA PACIFIC RIVER PARKWAY RATING

Site Development Criteria	Points
<b>Adjacent property constraints/conflicts:</b> The site is adjacent to an apartment complex but no conflicts are anticipated.	10
<b>Additional Funding potential:</b> CDBG funds are a possibility at this location.	4
<b>Opportunity costs/lost economic value:</b> There is no lost opportunity cost associated with this site.	10
<b>Potential for expansion/creating activity hub:</b> The 10.25 available acres increases its potential for expansion. The existing Riverside Park, less than 1/2 mile away, with its play areas and softball fields, allows for the start of an activity hub.	3
<b>General conditions:</b> The site does not currently have access to geothermal resources. However, it has many positive attributes including creating an activity hub along the river.	3



**TOTAL SCORE** **84**



1. Looking north from Riverside Dr., western portion of site.
2. Looking north from Riverside Dr., center of site
3. Looking north from Riverside Dr., eastern portion of site.



## SIERRA PACIFIC/RIVERSIDE PARK SITE



**Address/Location: Riverside Drive next to Riverside Park**  
**Acreage: 3+acres, parcel 74+ acres**  
**APN: 107-280-09**  
**Zoning: Heavy Industrial**  
**General Plan: General Industry**  
**Jurisdiction: County of Lassen**  
**Owner: Sierra Pacific Industries**

This site is part of the Sierra Pacific Industries holdings and is located off of Riverside Dr. adjacent to Riverside Park. It has very good visibility and access, and is centrally located. The site is adjacent to residential neighborhoods and is in close proximity to a proposed activity hub for the Susan River Parkway. Road improvements and planned pedestrian improvements in the area will provide additional connections to the site. The site is privately owned and will require a land division to create the desired parcel. Length of acquisition and acquisition costs are currently unknown. The site has access to required utilities however, funds would need to be budgeted for the optional extension of geothermal resources to the site.



# SIERRA PACIFIC/RIVERSIDE PARK RATING

Site Development Criteria	Points
<b>Site size (3 acres desired):</b> The parcel is 74 acres in size with adequate room to create a 3+ acre parcel near Riverside Drive.	8
<b>Proximity to roads:</b> This site has approximately 310 feet of frontage on Riverside Drive, an arterial road.	3
<b>Proximity to schools:</b> The site is less than 1 mile from the Lassen High School.	1
<b>Proximity to existing recreation /public facilities:</b> The site is adjacent to the Riverside Park To the west.	3
<b>Proximity to commercial services:</b> The site is 1/2 mile from the closest commercial services including Grocery Outlet, Burger King, and Tri Counties Bank.	3
<b>Setting and orientation:</b> The site has adequate solar access, limited wind protection and mixed views with the Diamond Mountains in the background but the abandoned mill in the foreground.	2
<b>Acquisition time:</b> The site is owned by Sierra Pacific Inc., which is a large corporation, and negotiations would be expected to take 6 to 9 months.	6
<b>Site acquisition cost:</b> As an industrially zoned property there are other uses of the site. Acquisition costs should be between \$50,000 and \$100,000 for a 3-4 acre site including the cost to divide the property to create the parcel.	8
<b>Site preparation cost:</b> The site is undeveloped and site preparation costs will be limited to grading at less than \$100,000.	10
<b>Utility extension costs:</b> Utility extension cost are estimated at less than \$100,000.	10
<b>Permitting/CEQA time and cost:</b> The M-2 Heavy industrial zoning for the site does not permit the proposed use. A General Plan Amendment and Rezoning will be required for the site. In addition, a land division will be required to create the parcel. The site has the potential for soil contamination from previous industrial activities. An EIR may likely be the appropriate environmental document at a cost of \$75,000 to \$100,000 and a timeline of 12 to 18 months.	4



# SIERRA PACIFIC/RIVERSIDE PARK RATING

Site Development Criteria	Points
<b>Adjacent property constraints/conflicts:</b> There are no nearby land uses that would conflict with the project	10
<b>Additional Funding potential:</b> CDBG are a possibility at this location.	4
<b>Opportunity costs/lost economic value:</b> The site is zoned for industrial uses and does have some associated lost opportunity cost, however there is an abundance of unused industrial land and limited demand at this time.	7
<b>Potential for expansion/creating activity hub:</b> The 74 available acres increases its potential for expansion. The existing Riverside Park, across the street, with its play areas and softball fields and Susan River to the north allows for the creation of an activity hub.	5
<b>General conditions:</b> The site does not currently have access to geothermal resources. However, is has many positive attributes including creating an activity hub along the river.	2



**TOTAL SCORE** 86



1. Looking southeast from entrance to SP site off of Riverside DR.
2. Looking east with Riverside Dr. on left side
3. Looking south from Riverside Dr.

# CREDENCE SCHOOL



**Address/Location: 814 Cottage Street**

**Acreage: 4.37 acres**

**APN: 103-324-02**

**Zoning: Uptown Business District**

**General Plan: Mixed Use**

**Jurisdiction: City of Susanville**

**Owner: Susanville Elementary School District**

This site is located between Cottage, Mill, Gay, and Weatherlow Streets. It was formerly home to Credence School and has recently served as the meeting facility for the Lassen High School Board and is now rented to Lassen Community College for classes. The site is centrally located with the potential for multiple access points and is within walking distance of residential neighborhoods, commercial uses in the uptown area and the High School. The main structure on site could remain with sufficient acreage to accommodate the pool facility. Desired utilities including geothermal resources are in close proximity to the site. The High School District has indicated that they are not currently interested in relinquishing the site and acquisition timing and costs could be lengthened as a result of title constraints.



# CREDENCE SCHOOL RATING

Site Development Criteria	Points
<b>Site size (3 acres desired):</b> The site exceeds the 3 acre minimum, however, a portion of the site is not usable due to topography and structures exist on a portion of the property. There is just under 3 usable acres.	6
<b>Proximity to roads:</b> This site is within 1,000 of Weatherlow, an arterial road.	3
<b>Proximity to schools:</b> The site is located on unused school property and within 400 feet of the Lassen High School, however, safe street crossings would need to be created.	3
<b>Proximity to existing recreation /public facilities:</b> The site is located under 1/2 mile from the Memorial Park.	3
<b>Proximity to commercial services:</b> The site is less than 1/2 mile from commercial services such as gasoline and convenience services.	3
<b>Setting and orientation:</b> The site has adequate solar access, limited protection from winds and some scenic views.	3
<b>Acquisition time:</b> The site is owned by the Elementary School District acquisition may take 6 to 9 months or longer depending on existing leases.	6
<b>Site acquisition cost:</b> Site acquisition cost is expected to be between \$50,000 and \$100,000.	8
<b>Site preparation cost:</b> The site preparation costs will be minimal, less than \$100,000.	10
<b>Utility extension costs:</b> All utilities exist to the site, cost less than 100,000.	10
<b>Permitting/CEQA time and cost:</b> The Uptown Business District (UBD) zoning district allows public facilities as an allowed use therefore no zoning change or discretionary permit is required. The site is completely developed with a school including play fields and paved parking. There is no native vegetation or wetland features and the likelihood of cultural resources is low as the site has been disturbed in the past. It is anticipated that a negative declaration with mitigation measures would be the resultant environmental document at a cost of approximately \$45,000 and a timeline of 6 to 8 months.	10



# CREDENCE SCHOOL RATING

Site Development Criteria	Points
<b>Adjacent property constraints/conflicts:</b> The use of the site for a pool would not conflict with any adjacent uses.	10
<b>Additional Funding potential:</b> At this time, no additional funding sources are known.	0
<b>Opportunity costs/lost economic value:</b> There are no lost opportunity costs associated with this site.	10
<b>Potential for expansion/creating activity hub:</b> The site offers 4.37 acres which also houses a school building, not to be razed, taking up some of that acreage. There is a substantial slope on one side of the property which may be unusable.	1
<b>General conditions:</b> The site has many positive attributes including the presence of geothermal resources.	4



**TOTAL SCORE**

**90**



1. Looking easterly from northwest from Gay Street
2. Looking easterly from center of property
3. Looking west from center of property

## SIERRA PARK SITE



**Address/Location: Sierra Road south of Tehama St.**

**Acreage: 3+ acres, parcel is 17.64 acres**

**APN: 107-250-06**

**Zoning: P-F Public Facilities**

**General Plan: Public Facilities**

**Jurisdiction: City of Susanville**

**Owner: City of Susanville**

This site is located on the north and east side of Sierra Road approximately 300 feet south of Tehama Street. The site is relatively undeveloped and has two geothermal wells on site. The site is located on the southern edge of the City adjacent to residential neighborhoods and close to the entrance of the Bizz Johnson Trail and Diamond View School. There are currently no commercial services in the vicinity. The site has been designated for future recreational uses. The site is located relatively close to the necessary utilities but may require additional design costs related to a high water table. A CEQA initial study was recently completed for the site documenting few site constraints but also identified the need to enhance public access to the site.



# SIERRA PARK RATING

Site Development Criteria	Points
<b>Site size (3 acres desired):</b> The site exceeds the 3 acre site requirement.	8
<b>Proximity to roads:</b> This site located off a local road only.	1
<b>Proximity to schools:</b> The site is just under 1/2 mile from Diamond View School.	3
<b>Proximity to existing recreation /public facilities:</b> The site is 1/2 mile from the Bizz Johnson Trail and between 1/2 to 3/4 miles from Riverside Park.	3
<b>Proximity to commercial services:</b> The site is just under 1 mile from commercial services such as Grocery Outlet, Burger King, and Tri Counties Bank.	1
<b>Setting and orientation:</b> The site has adequate solar access, limited protection from wind and scenic vistas to the south but not to the north	2
<b>Acquisition time:</b> The City owns the site so acquisition would be less then 3 months.	10
<b>Site acquisition cost:</b> The City owns the site and acquisition would be less then \$50,000.	10
<b>Site preparation cost:</b> The site preparation cost consist primarily of removing the remnants of the former greenhouse foundation structure which are metal poles in concrete. Cost would be less than \$100,000.	10
<b>Utility extension costs:</b> Utility extension cost include extension of water sewer, road widening and frontage improvements estimated at between \$200,000 and \$300,000.	6
<b>Permitting/CEQA time and cost:</b> The site in a public facilities zoning district which permits the use without rezoning or discretionary permits. The site has been disturbed and generally leveled. The site has few trees and consists mainly of grassland. There is a wetlands feature on site and roadside ditch that is also a wetland. The property has a recent environmental evaluation the majority of which could be utilized for the project. The site is near a few residences and there is a moderate potential for controversy in the utilization of this site. A mitigated negative declaration would be the probable resultant environmental document at a cost of approximately \$20,000 and a timeline of 3 to 6 months.	10



# SIERRA PARK RATING

Site Development Criteria	Points
<b>Adjacent property constraints/conflicts:</b> The site is near a few residences which may generate some concern or controversy. Based on the Sierra Park Project this is not expected to be significant.	7
<b>Additional Funding potential:</b> At this time, no additional funding sources are known.	0
<b>Opportunity costs/lost economic value:</b> The site is owned by the City and zoned for public uses. There is no lost opportunity cost.	10
<b>Potential for expansion/creating activity hub:</b> The site, being 17.64 acres, has plenty of expansion potential. The area is located next to a residential area and would generate additional activity around the Bizz Johnson Trail.	4
<b>General conditions:</b> The site has many positive attributes including access to geothermal resources. However, limited infrastructure and high water table are potential constraints.	3



**TOTAL SCORE** **88**



1. Looking easterly from Sierra Road
2. Looking northerly from center of property
3. Looking southerly from center of property.

## GOLF COURSE



**Address/Location: Diamond Mtn. Golf Course**

**Acreage: 3+ acres, parcel is 295 acres**

**APN: 116-230-05**

**Zoning: Pending**

**General Plan: Pending**

**Jurisdiction: City of Susanville**

**Owner: City of Susanville**

This site is located on the west side of Wingfield Rd. adjacent to the Diamond mountain Golf Course (old Club house and Driving Range). The site is several miles from the City population center and is accessed through a suburban residential neighborhood. There are no commercial services in the area. Potential conflicts exist with golf course use.



# GOLF COURSE RATING

Site Development Criteria	Points
<b>Site size (3 acres desired):</b> The site meets the 3 acre minimum requirement.	8
<b>Proximity to roads:</b> This site is only accessible by local roads.	1
<b>Proximity to schools:</b> The site is between 1/2 and 3/4 miles from Richmond Elementary School.	3
<b>Proximity to existing recreation /public facilities:</b> The site is more than 1 mile from all recreation areas but is adjacent to the golf course.	3
<b>Proximity to commercial services:</b> The site more than 1 mile from all commercial services.	0
<b>Setting and orientation:</b> The site has adequate solar access, limited protection from wind and scenic views	2
<b>Acquisition time:</b> The site is owned by the City so acquisition time is less than 3 months.	10
<b>Site acquisition cost:</b> The site is owned by the City so acquisition is less than \$50,000.	10
<b>Site preparation cost:</b> The site preparation will be limited to some minimal grading and removal of some buildings and will be less than \$100,000.	10
<b>Utility extension costs:</b> The site does not have public sewer and water. Water exists to the site from a well. A septic system would have to be installed. Power exists to the site. A minimal amount of frontage improvements would be required.	10
<b>Permitting/CEQA time and cost:</b> The property is zoned Planned Unit Development. The addition of a pool facility could be found consistent with the zoning and discretionary permits may not be required. The site has been disturbed and graded and lacks significant natural vegetation, no wetlands appear to be on-site. The lead agency would be the County. It is anticipated that a negative declaration with mitigation measures would be the appropriate environmental document.	10



# GOLF COURSE RATING

Site Development Criteria	Points
<b>Adjacent property constraints/conflicts:</b> The site is adjacent to a residential neighborhood which can be expected to have concerns over traffic and noise.	7
<b>Additional Funding potential:</b> At this time, no additional funding sources are known.	0
<b>Opportunity costs/lost economic value:</b> The site is owned by the City and there are not many alternative uses for the property. No lost opportunity cost.	10
<b>Potential for expansion/creating activity hub:</b> The site, being 295 acres, does have the potential for expansion. It is located near a residential area and the golf course itself, but lacks other relatively close activities for a hub.	1
<b>General conditions:</b> While the site has some positive attributes its remote location and absence of geothermal resources make it less desirable.	1

**TOTAL SCORE** **86**



1. Looking northerly from center of property
2. Looking northerly from street frontage
3. Looking easterly from center of property.



## LASSEN LAND AND TRAILS



**Address/Location: East of Lassen Land and Trails Trust office**

**Acreage: 6.19 acres**

**APN: 107-270-10 and 107-270-13**

**Zoning: O-S Open Space**

**General Plan: Open Space**

**Jurisdiction: City of Susanville**

**Owner: Gary and Carol Putman (Pending sale to LL&TT)**

This site is located immediately east of the Lassen Land and Trails Trust office and the Historic Railroad Depot. The property is the former railroad right-of-way located between N. Railroad Street and S. Railroad street. Topographically the site is cut out of a hill with the center of the site being flat flanked by hill cuts on the north and south. It is located between two schools and is just over 1/2 mile from Riverside Park. There are no structures on the property so demolition/remediation costs should be low. Road access will have to be extended into the property. There has been some previous environmental analysis performed for the site. Geothermal resources are known to exist in the area and may be available.

# LASSEN LAND AND TRAILS RATING

Site Development Criteria	Points
<b>Site size (3 acres desired):</b> The site exceeds the 3 acre minimum requirement, however much of the site is unusable due to slopes. There is 3 acres available in a 130 foot by 1,000 foot strip which could create development constraints once the trail is extended on site.	6
<b>Proximity to roads:</b> This site has approximately 250 feet of frontage on Alexander Avenue, a collector road.	2
<b>Proximity to schools:</b> The site is located less than 1 mile from Lassen High School.	1
<b>Proximity to existing recreation /public facilities:</b> The site is less than 1/2 mile from Riverside Park and is next to the Bizz Johnson Trail head.	3
<b>Proximity to commercial services:</b> The site is located between 1/2 and 3/4 miles from commercial services such as Grocery Outlet, Burger King and Tri Counties Bank.	2
<b>Setting and orientation:</b> The site has adequate solar access, partial protection from wind and limited scenic vistas.	2
<b>Acquisition time:</b> The property is currently being acquired by Lassen Land Trail and Trust with grant funding for continuation of Bizz Johnson trail. Deed restrictions associated with acquisition may limit development options.	0
<b>Site acquisition cost:</b> Approximately \$75,000 to \$100,000.	8
<b>Site preparation cost:</b> The site would need minor grading and earth retaining structures. Cost is expected to be \$100,000.	10
<b>Utility extension costs:</b> Water and sewer will have to be extended from Richmond Road approximately 560 feet. Utility extension cost is estimated to be between \$100,000 and \$200,000.	8
<b>Permitting/CEQA time and cost:</b> The site is in the Open Space (O-S) zoning district which permits the use without rezoning or discretionary permits. The site was a former railway and has been previously disturbed. There is virtually no vegetation on the site which is level in the middle with cut banks rising in each side. The property has had some environmental reconnaissance which can be built utilized. The site is near a few residences and there is a moderate potential for controversy in the utilization of this site. A mitigated negative declaration would be the probable resultant environmental document at a cost of approximately \$40,000 and a timeline of 4 to 6 months.	10



# LASSEN LAND AND TRAILS RATING

Site Development Criteria	Points
<b>Adjacent property constraints/conflicts:</b> The site is located between two residential neighborhoods but would be somewhat buffered by the cut slope banks between the residential uses, some minor conflict could still arise.	7
<b>Additional Funding potential:</b> At this time, no additional funding sources are known.	0
<b>Opportunity costs/lost economic value:</b> The site is zoned for Open Space which significantly limits opportunity costs. Additionally, the shape and topography of the site make it unsuited for most uses.	10
<b>Potential for expansion/creating activity hub:</b> The site being 6.19 acres has limited potential for expansion. It is located next to the Bizz Johnson Trail head and has residential areas on two sides. Additionally the topography of the site would not lend itself to other uses being developed on site.	1
<b>General conditions:</b> The site has many positive attributes but is constrained by the narrow nature of the parcel and the cost of extending geothermal resources.	2



**TOTAL SCORE** 72



1. Looking southeast from N. Railroad Street
2. Looking westerly from N. Railroad Street
3. Looking southeast from west end of property

## 800 SOUTH STREET



**Address/Location: 800 South Street**

**Acreage: 3.85 acres**

**APN: 107-260-29 and 107-160-03**

**Zoning: P-F Public Facilities**

**General Plan: Public Facilities**

**Jurisdiction: City of Susanville**

**Owner: Susanville Elementary School District and Lassen County**

This site is located on South Street adjacent to the City's Public Works yard and office and Lassen County offices. The site would incorporate the rear portion of the County Office parcel and the old Roosevelt Pool site. By utilizing the center portion of the property it would not require demolition of either of the structures but would likely require relocation of County staff from the Roosevelt School building. The site is situated near residential neighborhoods and the Diamond View School. The site would require acquisition from the Susanville Elementary School District and a Lot Line Adjustment. The site has geothermal resources available. Excavation costs would presumably be reduced to some extent depending on the design of a new pool.

## 800 SOUTH STREET RATING

Site Development Criteria	Points
<p><b>Site size (3 acres desired):</b> The existing pool parcel is 1.37 acres, however, the addition of the adjacent County-owned parcel brings the site size to 3.85 acres with approximately 2.5 acres available for development without demolition of the structures.</p>	6
<p><b>Proximity to roads:</b> This site is less than 1,000 feet from Richmond road, an arterial road.</p>	3
<p><b>Proximity to schools:</b> The site is less than 1/2 mile from Diamond View School.</p>	3
<p><b>Proximity to existing recreation /public facilities:</b> The site is located less than 1/2 mile form Bizz Johnson Trail and between 1/2 and 3/4 miles from the Riverside Park.</p>	3
<p><b>Proximity to commercial services:</b> The site is between 1/2 and 3/4 miles from the nearest commercial services such as Sears, restaurants, and gasoline/ convenience services.</p>	2
<p><b>Setting and orientation:</b> The has adequate solar access, it is somewhat protect- ed from wind and limited scenic views.</p>	2
<p><b>Acquisition time:</b> The site is owned by the Susanville Elementary School District and Lassen County and acquisition would be less than 3 months.</p>	10
<p><b>Site acquisition cost:</b> Less than \$50,000.</p>	10
<p><b>Site preparation cost:</b> Less than \$100,000, unless demolition of the existing pool is included (approximately \$300,000 for site preparation).</p>	8
<p><b>Utility extension costs:</b> All utilities exist to the site, curb, gutter and sidewalk are needed on the frontage , costing less than \$100,000.</p>	10
<p><b>Permitting/CEQA time and cost:</b> The site in a Public Facilities zoning district which permits the use without rezoning or discretionary permits. This is the site of the now closed Roosevelt Community Pool. Options for this site include recon- structing the existing pool and building or constructing a new pool utilizing land from the pool parcel and an adjacent parcel. Both parcels have been disturbed and developed and are not environmentally sensitive. The site is not near resi- dences and as the site has historically been used as a community pool there is no neighborhood controversy for using this site. Both refurbishing the existing pool structure or building a new pool would qualify as a categorical exemption with virtually no cost or time involved.</p>	10



# 800 SOUTH STREET RATING

Site Development Criteria	Points
<b>Adjacent property constraints/conflicts:</b> The site has been used as a community pool for decades and the land use has been long established. The adjacent uses do not conflict with a community pool.	10
<b>Additional Funding potential:</b> At this time, no additional funding sources are known.	0
<b>Opportunity costs/lost economic value:</b> The site is designated for public facilities. There is no lost opportunity costs.	10
<b>Potential for expansion/creating activity hub:</b> The site, with 3.85 total acres, is limited on its potential for expansion. The site has an existing building that could potentially be used for other activities. The site is located in relatively close proximity to the Bizz Johnson Trail head and Hobo Camp trail head.	2
<b>General conditions:</b> The site has many positive attributes including geothermal resources and streamlined environmental review process.	4



**TOTAL SCORE** 93



1. Looking northwest at Roosevelt Pool building
2. Looking easterly from South Street frontage
3. Looking east towards the County building from Roosevelt Pool

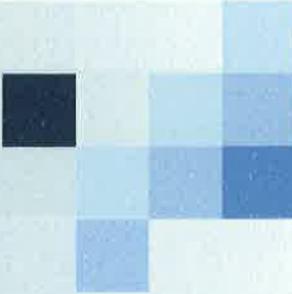




# Pool Analysis

## Phase 2 (Top 3 Sites)





# EXECUTIVE SUMMARY

## Executive Summary:

A total of 19 sites were originally evaluated and, after the initial phase, were narrowed down to the following top 3 sites: 800 South Street, the Credence School and Mesa Street. Phase 2 was completed on the following criteria: site configuration, access and parking, property acquisition, site preparation costs, utility extension costs, permitting / CEQA, adjacent property constraints, additional funding potential, activity hub potential, heating analysis, revenue analysis and expense analysis. After reviewing the analysis, the Honey Lake Valley Recreation Authority discussed the findings and unanimously agreed that the Credence School would be the best site for the community swimming pool.

## Project Overview:

A preliminary analysis on 19 potential pool sites was conducted as phase one of the pool analysis. This phase (phase 2) will provide a more detailed analysis of site constraints and opportunities for three of the highest ranking sites. These three sites consist of 800 South Street, the Credence School site, and Mesa Street. The analysis consists of 12 criteria, 8 of which were considered as part of the phase one analysis, but will be looked at in more detail, and 4 of the criteria are either new or modified to provide additional elements for consideration. These include: site configuration (opportunities and constraints) a heating analysis for alternative heat sources and an analysis of each site with its potential to enhance revenues or reduce operating expenses. The selection criteria and corresponding point allocation has been created and approved by the HLVRA Board members. An energy cost comparison is also included as Attachment "A".





# SELECTION CRITERIA

1. Site Configuration (constraints & opportunities):

10 Points

2. Access & Parking (Service Area): 8 Points

3. Property Acquisition: 8 Points

4. Site Preparation Costs: 8 Points

5. Utility Extension Costs: 8 Points

6. Permitting / CEQA: 8 Points

7. Adjacent Property Constraints: 8 Points

8. Additional Funding Potential: 8 Points

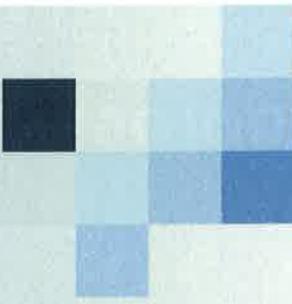
9. Activity Hub: 8 Points

10. Heating Analysis: 10 Points

11. Revenue Analysis: 8 Points

12. Expense Analysis: 8 Points





# SITE ANALYSIS METHODOLOGY

The methodology for assigning point values for each criteria is discussed below.

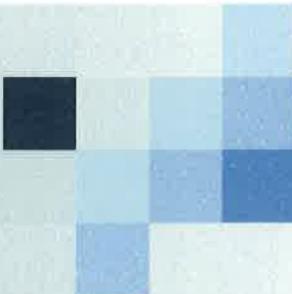
1. **Site Configuration (10 points)** - Each of the sites has unique characteristics as a result of natural site conditions or the existing built environment which influence configuration and layout options for a future facility. Limiting factors may include: slope, street access points, subterranean constraints, parcel shape or existing facilities. Properties that exhibit few constraints and provide the most flexibility for facility placement and site configuration will receive more points than those exhibiting limiting features.
2. **Access and Parking (8 points)** - The accessibility of each site has the ability to impact the safe use of the facility and its ability to generate revenue for operations. Sites that are located in close proximity to elementary, high schools and Lassen Community College with safe pedestrian access from neighborhoods, collector roadways and sites that provide access to public transit and that can accommodate sufficient level parking for current uses and future expansion will receive more points than those sites with access limitations and physical barriers.
3. **Property Acquisition (Time & Cost) (8 points)** - Due to budgetary limitations, and a desire to move forward expeditiously with site acquisition, those properties with fewer owners, the ease of transfer, a clear title, and a willingness of the owner to convert the existing use on the site to a community pool facility will score the highest number of points. It is also anticipated that sites that are owned by another public entity would have acquisition costs less than \$100,000. Sites with the lowest cost of acquisition will receive the highest number of points.
4. **Site Preparation Costs (8 points)** - Construction of an aquatic facility will require a significant amount of excavation and site preparation. Sites that are relatively flat with good access for excavation equipment, stable non-expansive soils, and are free of subterranean obstacles will rank higher whereas sites with high ground water tables, waterways or flood zones, rocky soil or requiring significant amounts of fill and those requiring the removal of existing facilities or underground structures such as oil or fuel bulk storage containers buildings or site paving will be rewarded fewer points.



# SITE ANALYSIS METHODOLOGY

5. **Utility Extension Costs (8 points)** - The extension of utilities evaluates the extension of the utilities to the site boundary. Typical cost of extending utilities are: sewer \$60 to \$80 a foot, underground electricity \$50 a foot, water and gas \$30 a foot. Savings can be realized where shared trenches are possible. Higher point values will be given to lower extension costs with some consideration based on the location of the site.
6. **Permitting / CEQA (8 points)** - The CEQA analysis is based on the assumption that the City or County will retain land use authority based on site location, and the JPA will be the applicant for development. This means that sites already zoned to allow a permitted use in the zoning may be processed as a ministerial project, requiring only building permits and architectural review. This is a significant advantage in both time and money. Projects that will require discretionary approvals such as a rezoning or general plan amendment will receive lower points.
7. **Adjacent Property Constraints (8 points)** - Adjacent property constraints include the potential impacts of the pool facility on the existing land uses around each site such as noise, traffic and lights, and possible impacts on the pool from existing uses. Potential constraints to a pool site from nearby properties might include unattractive views or poorly maintained properties, odors and dust. The development of an open air pool may invite trespass and potential vandalism. Locations that have an open view from well travelled streets and sidewalks are less inviting for trespass, while locations that are secluded will have a higher potential for vandalism and trespass potentially requiring more security and repair costs.
8. **Additional Funding Opportunities (8 points)** - Some sites may possess the ability to qualify for additional funding through the California Development Block Grant (CDBG) Program. Locations whose income levels are predominately low-moderate have the potential for receiving grant funding when the project can show a majority benefit to those within that income group. This section also considers any other site specific funding opportunities.





## SITE ANALYSIS METHODOLOGY

9. Activity Hub Potential (8 points) - Sites that are in proximity to other facilities which attract commercial, recreational or tourism related activities and are within walking distance to those types of facilities have the ability to act as an activity hub. For example, sites that are within walking or short driving distance to a variety of commercial uses may allow one to run errands nearby while children are swimming or attending lesson activities. Additionally, locations that are near other activity attractions such as parks, schools and trails, can receive more pedestrian, bicycle and vehicle exposure and increase facility use.
10. Heating Analysis (10 points) - An outdoor pool facility whether seasonal or year-round in our region will require that the pool be heated. There are multiple heat sources which can be used to heat a pool. These include: natural gas, electricity from a public utility, solar hot water piping or geothermal sources. Electricity from photovoltaic solar panels will not be analyzed, as the costs associated with these systems is not competitive with other readily available sources. The cost associated with these sources will be evaluated with the goal of finding the least expensive and most flexible source for each site, as water heating costs are a significant cost associated with operating the pool. The sites with the lowest energy costs and have the potential for expansion will receive higher points with the sites having the highest costs earning fewer points.
11. Revenue Analysis (8 points) - Do the site characteristics increase the ability to enhance revenue. Sites that provide opportunities for partnering with private and/or public organizations for programming, including: private swim teams, proximity to health facilities for physical therapy, adult swimming, proximity to the high school for high school sports and aquatics, the college for athletic programming, first aid and CPR training or learn-to-swim programs for elementary school students will score higher than those with less revenue potential.
12. Expense Analysis (8 points) - Do any of the site characteristics increase the expected expenses that will be incurred? Sites that will require higher security, insurance, utility or operating costs, due to a secluded or higher risk area will receive fewer points than those sites which have lower expenses.



## MESA STREET



**Address/Location: East side of Mesa Street**

**Acreage: 6.4 acres in 2 parcels**

**APN: 105-130-01, 105-180-23**

**Zoning: R-1 Single family Residential**

**General Plan: Single Family Residential**

**Jurisdiction: City of Susanville**

**Owner: County of Lassen**

This site is located on the east side of Mesa Street and has been considered in the past as the site of a proposed community park. The property is level and is currently undeveloped, demolition and remediation costs would be low, as well as acquisition cost, as it is owned by Lassen County. The site is well situated near McKinley Elementary School and would provide a recreation resource for the area. The property would need to be rezoned and would require a General Plan amendment. Potential conflicts could occur with the senior housing complex to the south and nearby residential uses. Access is via a local residential street. No commercial services are in the immediate vicinity.

# MESA STREET RATING

## Site Development Criteria—Phase 2

## Points

**Site Configuration:** The site is approximately 6.4 acres in size with over 700 feet of frontage on Mesa Street and an average property depth of approximately 350 feet. The parcel is very flat with no limiting topographic features. The size of the property provides ample room for a variety of pool layout options as well as room for future facilities. All access points will come off of Mesa Street and with 700 feet of frontage, there are a variety of options for access points. The site also lends itself to future expansion or construction of additional park space on the remaining undeveloped portion of the property. The HLVRA would have the option of obtaining half (3 acres) of the property or the entire 6.4 acres. 9

**Access & Parking:** Mesa Street frontage for this property is flat and straight with good visibility at virtually every point. Fourth Street intersects Mesa Street across from the property and would make a potential access point location as a continuation of Fourth Street. With the size of the property there is no limitation on the location or amount of on-site parking. 7

**Property Acquisition:** The site is owned by Lassen County and it is anticipated that the County will sell or lease the property to the Honey Lake Valley Recreation Authority at a nominal cost of less than \$50,000. Transfer of the site will require approval from a majority of the Lassen County Board of Supervisors and execution of a grant deed. The Lassen County Board of Supervisors met on February 18, 2014 and voted unanimously to support the possible transfer of the property in the event that it was the desired site for the community pool. There are no known issues with the title of the property. 7

**Site Preparation Costs:** The site is undeveloped and very level. Site preparation will be limited to minor grading and vegetation removal. There are a few small trees on the site otherwise the vegetation is sparse and limited to mainly grasses and shrubs. Some fill may be required to ensure proper site drainage. There are no known underground structures or impediments. Prior to acquisition soil samples should be obtained to determine if a soil amendment or site compaction will be necessary. 7

**Utility Extension Cost:** All utilities exist to the perimeter of the property except for geothermal. The extension of utilities is limited to bringing service on the property and the distance will depend on the location of the pool. Assuming the pool will be located roughly in the center of the parcel, the extension of utility services will range from 150 to 300 feet with an estimated cost of \$25,000 to \$50,000. 6



# MESA STREET RATING

## Site Development Criteria—Phase 2

## Points

**Permitting / CEQA:** Additional environmental site information has not been collected since the first phase of analysis so specific environmental data is not available for the site. This site is currently zoned for single family residential development with a corresponding General Plan Land use designation. The proposed pool facility is not compatible with the current land use designation and a Rezone and General Plan Amendment will be necessary and the project would need to comply with CEQA guidelines. The site was used historically by a logging/lumber company and a question of soil contamination has been raised and soil testing should be completed prior to site acquisition. Potential environmental issues that should be examined for the site include wetlands, biological resources, soil contamination, drainage, traffic, noise and land use compatibility. It is anticipated that a Negative Declaration with mitigation measures would be the environmental document for the project at a cost of approximately \$45,000 and 6 months. 3

**Adjacent Property Constraints:** The property is located in a residential area, which includes a senior apartment complex on the south side of the property. Existing residents may view a community pool as an intrusion into their neighborhood which will bring additional noise and traffic. Conversely, the proximity of the residential uses and the potential foot traffic from people in the area could potentially discourage trespass and vandalism. Overall, the pool is seen as being compatible with the neighboring residential uses and will have similar characteristics as the school in the area. 7

**Additional Funding:** Using a Community Fact Finder application through the California Office of Grants and Local Services, we found that this location's median income is between \$33,812 - \$34,064. Lassen County's median income is \$51,921, and to qualify for CDBG funds the specific area must fall under 80% of that income, or below \$41,536. With adequate proof of benefit to the low/mod area, this site has the potential to qualify for CDBG funding of up to \$1,000,000 for a public facility with approximately 12 months to receive funding confirmation. 4

**Activity Hub:** The property is large enough to accommodate other recreational uses such as a small community park and is within 1/2 to 1 mile of commercial services which would allow families to run errands while their children or other family members are using the facility. The pool would represent the first component in the creation of an activity hub in the area. 4



# MESA STREET RATING

## Site Development Criteria—Phase 2

## Points

**Heating Analysis:** With the absence of geothermal resources, the most cost efficient alternative is a combination of natural gas and solar hot water heating. For a 12 month facility, the combination of natural gas heat and approximately 5,000 square feet of solar hot water panels would have an annual heating cost of \$52,000. For a 6-month (summer months) operation the cost would be \$11,000. The solar hot water panels have an initial installation cost of \$75,000 which is amortized over a 15 year period into the annual heating cost. The use of natural gas also carries the potential for fluctuating natural gas costs over time.

4

**Revenue Analysis:** Proximity to McKinley Elementary School should provide additional water safety programming but it is not anticipated that construction of the facility at this site would generate any unique revenue opportunities.

4

**Expense Analysis:** Due to the absence of geothermal resources on this site, it is anticipated that operating expenses will be slightly higher and will be susceptible to increased energy costs for initial operation and expansion.

2

**TOTAL SCORE**

**64**



# CREDENCE SCHOOL



**Address/Location: 814 Cottage Street**

**Acreage: 4.37 acres**

**APN: 103-324-02**

**Zoning: Uptown Business District**

**General Plan: Mixed Use**

**Jurisdiction: City of Susanville**

**Owner: Susanville Elementary School District**

This site is located between Cottage, Mill, Gay, and Weatherlow Streets. It was formerly home to Credence School and has recently served as the meeting facility for the Lassen High School Board and is now rented to Lassen Community College for classes. The site is centrally located with the potential for multiple access points and is within walking distance of residential neighborhoods, commercial uses in the uptown area and the High School. The main structure on site could remain with sufficient acreage to accommodate the pool facility. Desired utilities including geothermal resources are in close proximity to the site. The Elementary School District and High School District have both indicated that they would work with the Joint Powers of Authority to locate a pool facility at this site.



# CREDENCE SCHOOL RATING

## Site Development Criteria—Phase 2

## Points

**Site Configuration:** The site, located on 4.37 acres, has the potential for two access points, South Gay Street, and the already existing Cottage Street access. Approximately one quarter of the property is not suitable for development due to the slopes on the southern and eastern side of the property. The sloped area, however, could be used for solar hot water heating as it has a southern exposure. The site is rectangular in shape with the north-eastern 1/4 of the site containing the existing structure. The site configuration and site constraints would influence site design with two primary options. One option would consist of constructing the pool facility on the grass area while expanding the existing parking area. The option would leave the existing structure somewhat isolated. The second option would consist of constructing the pool on the south side of the existing structure and converting the grass field to facility parking. This option may not allow for an “L” shaped pool but would allow for easy integration of the existing building for supporting uses.

6

**Access & Parking:** The site is in close proximity to the Lassen High School with crosswalks and signage at the site, on Cottage Street. There is a moderate space available for parking at the site, as well as on street parking if necessary. Access for excavation equipment is currently limited to the Cottage Street access though other temporary access could easily be accommodated from S. Gay Street. The site lends itself well to having a flow through traffic pattern with an entrance on Cottage Street and exit on Mill Street. Additional parking would need to be considered prior to expansion, depending on the configuration of the site, and could accommodate between 100 to 140 spaces on site.

6

**Property Acquisition:** Based on the best information available, the site is owned by the Elementary School District and has been operated by the High School District. The site is currently leased to the Lassen Community College. Both the Elementary and High School Districts have indicated a willingness to work with the JPA to locate an aquatic facility on the site and negotiations with the Elementary School District are underway. The Elementary School District has expressed a willingness to work with the JPA to transfer this site at a modest cost.

7

**Site Preparation Costs:** The usable portion of the site is fairly level though some fill may be needed during construction. It is anticipated that the existing paving that is on site will be removed and in the event that the pool is located on the grass area there may be additional excavation required due to possible remnants of foundation of the former Washington School which occupied the site. The extent of the foundation is not completely known. It is anticipated that the existing building would remain and could be incorporated into the project.

6



# CREDENCE SCHOOL RATING

## Site Development Criteria—Phase 2

## Points

**Utility Extension Costs:** All utilities: electricity, water and sewer are already located at the site and are serving the existing building. A sewer line runs through the property and construction of the pool on the grass area may require relocation. Relocation cost are expected to be less than \$15,000. Geothermal resources would have to be extended from Mil Street approximately 300 feet. Utility extension cost are estimated at less than \$25,000.

7

**Permitting / CEQA:** The site is zoned Uptown Business District which permits as an allowed use public facilities and parks. The pool would fit this category. The land use authority would rest with the City and permits for the pool would be ministerial with just building permits being necessary to develop the facility. The site has been previously disturbed and there is no sensitive habitat on the site.

7

**Adjacent Property Constraints:** The site is located off of a well traveled collector road in a fairly busy part of the uptown area. The additional activity generated by the pool would be consistent with the neighborhood and business uses in the vicinity. There are few residence adjacent to the property, so noise and traffic would not impact the residential neighborhood. This site is readily visible from the surrounding streets which are well travelled This visibility makes the site potentially less prone to trespass and vandalism. It is located on a hill with good visibility from both business and residential areas. The view from this site would consist of the Diamond Mountain Range, Susan River, the Lassen High School and the Greystone Apartment complex.

7

**Additional Funding:** Using a Community Fact Finder application through the California Office of Grants and Local Services, we found that this location's median income is between \$49,533 - \$52,402. Lassen County's median income is \$51,921, and to qualify for CDBG funds the specific area must fall under 80% of that income, or below \$41,536. At this time, the site does not qualify for the low-mod qualifying status for CDBG funding and no other additional funding sources are known.

0

**Activity Hub:** The site is located in the Uptown Susanville area and is within walking distance of many services and multiple shopping opportunities. The Lassen High School is in close proximity. The Bizz Johnson Trail and Memorial Park which are both approximately 1/2 mile away, add to the uptown area as an activity hub to which the pool would contribute.

7



# CREDENCE SCHOOL RATING

## Site Development Criteria—Phase 2

## Points

**Heating Analysis:** Geothermal resources run adjacent to the property in Mill Street and would most likely be extended onto the site along with the development of the access to Mill Street. Heating costs for 12 months using geothermal are estimated at \$25,000 for year round operation and \$10,000 for a 6 month operation. Geothermal heat would be the most economical and reliable source of heating for this site. Geothermal heat is provided by the City of Susanville and it was originally estimated that the cost would be higher as a result of the system running year round opposed to the current operation which is in the winter months only. It was later discovered that the site could be isolated allowing only the Credence site portion of the system to operate during the summer months. While geothermal heating is the most economical in the winter months, if it were not available in the summer a solar water heating system could be utilized.

7

**Revenue Analysis:** The site is very close to the High School and presents a very good opportunity for partnering with the School for swim activities. Students will be able to walk to the facility. The existing building on the site would be able to be used for CPR and aquatic classes and a space could potentially be made as a rental space for swim parties.

6

**Expense Analysis:** Having geothermal resources available will contribute significantly to savings in operating expenses. This site also allows the opportunity to operate the geothermal system through the summer months without the need to energize the entire system resulting in a reduced operating expense.

5

**TOTAL SCORE**

**71**



## 800 SOUTH STREET



**Address/Location: 800 South Street**

**Acreage: 3.85 acres**

**APN: 107-260-29 and 107-160-03**

**Zoning: P-F Public Facilities**

**General Plan: Public Facilities**

**Jurisdiction: City of Susanville**

**Owner: Susanville Elementary School District and Lassen County**

This site is located on South Street between the City's Public Works yard and Lassen County offices. The site would incorporate the rear portion of the County Office parcel and the old Roosevelt Pool site. By utilizing the center portion of the property it would not require demolition of either of the structures but would reduce available parking for County staff in Roosevelt School building. The site is situated near residential neighborhoods and the Diamond View School. The site would require acquisition from the Susanville Elementary School District and Lassen County and a Lot Line Adjustment. The site has geothermal resources available. Excavation costs would presumably be reduced to some extent depending on the design of a new pool.

# 800 SOUTH STREET RATING

## Site Development Criteria—Phase 2

## Points

**Site Configuration:** By combining the 2 properties, the desired 3 acre site size could be achieved. Demolition of the existing pool would provide the most flexibility for site layout and would provide access to an additional warm water (100+/-degrees) well which is located below the existing building. Lassen County has discussed facility needs and has considered discontinuing the use of Roosevelt School facility, this could also allow more flexibility in design and the opportunity to provide joint use parking. Development of the site would also need to include additional buffers and site screening to create a more aesthetic facility. The site is generally rectangular in shape and provides a number of site design options. 7

**Access & Parking:** Access to the site is from South Street and there is sufficient frontage to accommodate multiple driveway entrances. Without removing the old pool facility parking may be limited to less than 100 spaces including joint use opportunities. The site is in close proximity to the Diamond View Middle School with a lit crosswalk over Richmond Road. Sidewalks are not currently installed along main street and will be needed to improve pedestrian access and will cost approximately \$60,000. Public transit is available on the eastern side of the site, on Richmond Road. 6

**Property Acquisition:** There are two property owners, the Susanville Elementary School District for the Roosevelt Pool property and Lassen County for the Roosevelt School property. The school district has indicated in the past that they would be willing to relinquish the property provided that the existing pool structure is abated. If the building is to remain, additional negotiations would be necessary. In the event that this site is not used for a pool facility, the City of Susanville has expressed interest in the past to use the site to expand their Public Works yard. The Lassen County Board of Supervisors met on February 18, 2014 and voted unanimously to support the possible transfer of the property in the event that it was the desired site for the community pool with the condition that sufficient parking be made available for the existing office spaces. 6

**Site Preparation Costs:** If the cost for removing the old pool facility are not considered, the site preparation costs would be less than \$20,000. The site is level and there would be limited grading and some asphalt removal. 7

**Utility Extension Costs:** All utilities: electricity, water, sewer and geothermal, are already located at the site. Some extension of utilities on site would be needed for water sewer and geothermal of approximately 200 feet. Estimated cost is less than \$20,000. 8



# 800 SOUTH STREET RATING

## Site Development Criteria—Phase 2

## Points

**Permitting / CEQA:** The site is zoned Uptown Business District which permits as an allowed use public facilities and parks. The pool would fit this category. The land use authority would rest with the City and permits for the pool would be ministerial with just building permits being necessary to develop the facility. The site has been previously disturbed and there is no sensitive habitat on the site. 7

**Adjacent Property Constraints:** There are no nearby uses that would conflict with the pool use. The site has been used for a community pool in the past and the land use has been established. One concern with an outdoor pool facility in this location is the fact that it is relatively secluded, with little drive by traffic, especially at night, and no nearby residents. Additional security measures may be needed to address potential trespass and vandalism. Enhanced fencing/landscaping screening will be needed to address aesthetic issues with adjacent uses which include two Public Works Corp. yards. 6

**Additional Funding:** Using a Community Fact Finder application through the California Office of Grants and Local Services, we found that this location's median income is between \$56,396 - \$61,179. Lassen County's median income is \$51,921, and to qualify for CDBG funds the specific area must fall under 80% of that income, or below \$41,536. At this time, the site does not qualify for the low-mod qualifying status for CDBG funding and no other additional funding sources are known. 0

**Activity Hub:** The site is relatively close to the Bizz Johnson Trail head and Hobo Camp trail. Uptown Susanville is approximately 3/4 of a mile away and Diamond View School is 1/3 mile away. The site will have limited expansion opportunities until the old facility is removed. The existing Roosevelt school building could be used for other recreation activities and classes and will require substantial retrofitting. 6

**Heating Analysis:** Geothermal resources already exist on the site which include high temperature water pumped from the City's system as well as an on-site 100+ degree well with fair water quality. Unfortunately, the well is located under the old pool building and has not operated for some time and will need to be reconditioned for approximately \$10,000. On-site extensions should be less than 200 feet depending on the proposed pool location. Heating costs for 12 months using geothermal are estimated at \$30,000 and \$10,000 for 6 month operation. Geothermal heat would be the most economical and reliable source of heating for this site. For maximum cost savings during year round operation, a solar hot water system could be used during the summer months and City geothermal during the winter months for an estimated cost of \$20,000 per year. 6



# 800 SOUTH STREET RATING

## Site Development Criteria—Phase 2

## Points

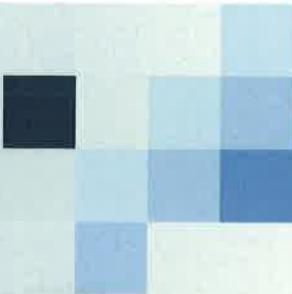
**Revenue Analysis:** The site is approximately 3/4 of a mile from the High School which offers a reasonable proximity for aquatic programs but transportation for students will be necessary. 5

**Expense Analysis:** Having geothermal resources available will contribute significantly to savings in operating expenses. 4

**TOTAL SCORE**

**68**





## ACKNOWLEDGEMENTS

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