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## PLANNING COMMISSION MEETING October 1, 2019

FILE NUMBER: 2019-002  
PROPERTY OWNER: Ronald A. Coscarelli Revocable Trust  
TYPE OF APPLICATION: Fire Safety (502) Variance

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LASSEN COUNTY PLANNING COMMISSION  
STAFF REPORT  
October 1, 2019

FILE NUMBER:	2019-002
PROPERTY OWNER:	Ronald A. Coscarelli Revocable Trust
TYPE OF APPLICATION:	Fire Safety (502) Variance
GENERAL LOCATION:	The project site is located at 470-125 Haven Lane, Susanville, CA 96130
ASSESSOR'S PARCEL NUMBER:	116-290-69
PROJECT SITE ZONING:	R-1-B-2.5-AA-D (Single-Family Residential District, 2.5- Acre Building Site Combining District, Accessory Animal Combining District, Design Combining District)
GENERAL PLAN:	"Estate Residential" per the <i>Richmond/Gold Run Area Plan, 1993</i>
ENVIRONMENTAL DOCUMENT:	Exempt from CEQA pursuant to Section 15305(a) of the Guidelines
ASSIGNED STAFF:	Stefano Richichi, Associate Planner

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AUTHORITY FOR APPLICATION:

Fire Safety (502) Variance Provision, Lassen County Code Section 9.16.103(d)(1)(C) et seq.

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REGULATING AGENCIES:

Agency

Planning Commission  
Co. Planning & Building Services

Identified Permits/Approvals

Fire Safety (502) Variance Approval  
Building Permit

PROJECT DESCRIPTION: Proposed 15-foot setback from the side property line for a 1,064 square-foot accessory structure instead of the 30-foot setback from the southern property line otherwise required by Lassen County Code Section 9.16.103(d)(1)(A). If the fire safe variance is approved, it will result in a 15-foot reduction of the setback that is otherwise required. The proposal meets the zoning setback requirements. The subject parcel is approximately 3.22 acres in size. The proposed fire safety (502) variance application is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305(a) of the 2019 CEQA Guidelines.

PROJECT SITE CHARACTERISTICS: The subject parcel is located at 470-125 Haven Lane, Susanville, CA 96130. The subject parcel is zoned R-1-B-2.5-AA-D (Single-Family Residential District, 2.5-Acre Building Site Combining District, Accessory Animal Combining District, Design Combining District) and has an "Estate Residential" land use designation per the *Richmond/Gold Run Area Plan, 1993*. The subject parcel is located within a FEMA "Zone X" area and is not located in a floodplain (Panel# 06035C2200D, 9/3/10).

Existing improvements on site include a residence and three accessory buildings, a septic system, and well.

ACCESS/REQUIREMENTS: Access is from Haven Lane, which connects to Four Oaks Drive, and Wingfield Road North (County Road 205).

**SURROUNDING PROPERTY CHARACTERISTICS AND ZONING:** Several parcels created by parcel map surround the subject parcel. Consistent with their land use designation, these parcels have “Estate Residential” characteristics. To the north of the subject parcel is the Diamond Mountain Golf Course and Emerson Lake.

	<b>Zoning*</b> (see notes at bottom)	<b>Parcel Size</b> (acres)	<b>Land Use Designation</b> ( <i>Richmond/Gold Run Area Plan, 1993</i> )
<b>North</b>	P.U.D.	95.6	“Planned Development”
<b>West</b>	R-1-B-2.5-AA-D	2.60	“Estate Residential”
<b>East</b>	R-1-B-2.5-AA-D	5.04	“Estate Residential”
<b>South</b>	R-1-B-2.5-AA-D	3.27	“Estate Residential”

\*The above zoning districts are described as follows:

P.U.D. (Planned Unit Development)

R-1-B-2.5-AA-D (Single-Family Residential District, 2.5-Acre Building Site Combining District, Accessory Animal Combining District, Design Combining District)

### **GENERAL PLAN:**

The following goals, policies, and implementation measures from the *Lassen County General Plan, 2000*, relate to the proposed project:

#### **Land Use Designation:**

The estate residential designation provides areas for relatively large-lot residential subdivisions. Such parcels are generally created by subdivision rather than by parcel map and may be developed as a “planned development.” All lots should be served by paved roads and may have community water and/or sewer services. Parcel sizes generally ranges from one to five acres. This equates to a building intensity range of .2 to 1 [Dwelling Unit Per Acre]

Corresponding Zoning: “R-1”, Single-Family Residential District.

#### **Fire Safety Variance:**

GOAL N-10: Manage wildfire for the protection of life, property and natural resources.

NR30 POLICY: The County supports programs for vegetation management to reduce the probability and potential severity of wildfires, provided that due consideration is given to related site-specific resource issues including protection of wildlife habitat and visual impacts in highway corridors.

#### **Scenic Highway Corridor:**

GOAL N-23: Scenic resources of high quality which will continue to be enjoyed by residents and visitors and which will continue to be an asset to the reputation and economic resources of Lassen County.

NR78 POLICY: The County has identified areas of scenic importance and sensitivity along state highways and major County roads and has designated those areas as “Scenic Corridors”. (Refer to the General Plan land use map and related designations in various area plans, which may also be regarded as “scenic highway

corridors”).) The County will develop and enforce policies and regulations to protect areas designated as scenic corridors from unjustified levels of visual deterioration.

#### Implementation Measures:

NR-U: The County shall adopt policies to minimize adverse impacts which will significantly deteriorate the scenic qualities of visually sensitive areas.

NR-V: Areas designated and zoned for development in scenic corridors shall be zoned as “Design Combining Districts” or otherwise regulated to require review and management by the County of the visual impacts of proposed development.

In addition, the *Richmond/Gold Run Area Plan* describes the “Estate Residential” land use designation as follows:

Parcel Size: 2.5 to 14 Acres

Building Intensity: One dwelling per parcel

Population Density: three persons per dwelling, average

Proposed Zoning: R-1 Single Family Residential

The following policies from the *Richmond/Gold Run Area Plan, 1993*, also pertain to the proposed project:

Policy 1-G: Fire protection agencies should establish “fuel reduction guidelines” for residential development in wooded areas.

Implementation Measure 1-2: Request that the California Department of Forestry and Fire Protection (CDF) prepare a planning area specific assessment of fire hazard ratings to help identify areas where fuel reduction/thinning should occur, and provide more accurate data to be used in project reviews.

Implementation Measure 1-3: All development shall comply with the County’s Fire Safety Ordinance 502.

Policy 14-I: New construction of homes, accessory buildings and other structural improvements should be located so as to avoid ridgetops and other locations that result in the new building(s) obstructing the skyline or other views open to the public.

#### LASSEN COUNTY CODE:

##### **Fire Safety Variance Process:**

Lassen County Code Chapter 9.16.103(d)(1)(C) et seq. establish the regulations regarding the fire safety (502) variance process. Said subsections limit the lead agency’s review of a fire safety (502) variance to fire safety considerations related to people and property on the project site and vicinity.

According to Section 9.16.103(d)(1)(C)(iii), the Department of Planning and Building Services must forward fire safety (502) variance applications to “the appropriate fire protection agency and the county fire warden for review and recommendation” upon accepting an application as complete. Within 60 days of receipt of the recommendation of the appropriate fire protection agency (in this case, the Janesville Fire Protection District) and the county fire warden, the variance application must be scheduled for public hearing before the Planning Commission. Please see the letter to CAL FIRE Lassen Modoc Unit Fire Captain Specialist Silas Rojas (who represents the Lassen County Fire Warden’s Office) and Susan River Fire Protection District



(FPD) Fire Chief Jim Uruburu dated August 29, 2019, and the related response from CAL FIRE only dated August 31, 2019, (the Susan River FPD did not respond) for more information (as well as its summary below).

**Recommendation from CAL FIRE/County Fire Warden:**

In his letter dated August 31, 2019, CAL FIRE Lassen-Modoc Unit Fire Captain Specialist Silas Rojas states, “After observing the proposed site and reviewing the associated site plan, CAL FIRE/Lassen County Fire Warden does not support approval of Variance #2019-002.”

Mr. Rojas states that contributing factors to his recommendation include the fact that “[t]here are no geographical/utility/construction, restrictions that would prevent the proposed structure from being moved farther from the property line.” Mr. Rojas also states that this recommendation is based on the information provided to the Fire Warden’s Office in the August 29, 2019, letter and that the Fire Warden’s Office reserves the right to amend or change its recommendation if additional information is provided by the applicant.

Additionally, Mr. Rojas notes that the subject parcel is in a “Very High” Hazard Fire Severity Zone. This is as opposed to a “High” or “Moderate” Fire Hazard Severity Zone. The fire hazard severity zone classification is “based on a combination of how a fire will behave and the probability of flames and embers threatening buildings.”<sup>1</sup> This in turn is based on factors such as “fuel, slope, and fire weather.” Fire hazard severity zones do not take into account modifications such as fuel reduction efforts.

Mr. Rojas also notes that the project site is in a “State Responsibility Area” (SRA). The California Department of Forestry and Fire Protection (Cal Fire) is responsible for providing wildland fire protection and for paying for any wildland suppression costs in the SRA. Local fire protection districts (in this case, the Susan River Protection District) are responsible for all medical aids, structure fires, and traffic collisions, although Cal Fire does provide support for those things in the SRA. The “Very High” Fire Hazard Severity Zone is the most hazardous classification in an SRA.

**Subsequent Submittal From Applicant and CAL FIRE/County Fire Warden Response:**

In Mr. Coscarelli’s letter to the Planning Commission date-stamped September 3, 2019, Mr. Coscarelli states that he “is committing to a clean and orderly landscape plan to include complete [vegetation abatement] and practical and cosmetic landscaping with road base up to said property line and equal to and beyond the [perimeter] of the building in hope that this will serve as ‘same practical effect’ to the concerns of fire agencies and [Mr. Coscarelli’s] variance request.” Please find said letter attached with this staff report.

Staff provided Mr. Coscarelli’s letter to Fire Captain Specialist Silas Rojas, who responded on September 10, 2019, stating, “The Fire Warden’s Office has no additional comment. Thank you.”

**Required Findings:**

In order to approve a fire safety (502) variance application, the Planning Commission must make findings of fact showing that the qualifications under subsection 9.16.103(d)(1)(C)(ii) have been met, and whether the variance is in harmony with the general purposes of Lassen County Code Chapter 9.16. The required findings are as follows:

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<sup>1</sup> California Department of Forestry and Fire Protection (Cal Fire). *Frequently Asked Questions: Questions About Fire Hazard Severity Zones*. Online at: [http://www.fire.ca.gov/fire\\_prevention/fire\\_prevention\\_wildland\\_faqs](http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland_faqs). Site visited June 18, 2019.

1. The project is located in a development area that will provide at least the same practical effect with regard to fire safety as the setback requirements of the chapter; or, measures have been incorporated into the proposed project that will provide at least the same practical effect with regard to fire safety as the setback requirements of the chapter. For example, flammable vegetation has been modified by streets, pavement, lawns, landscaping, etc.; or non-flammable building materials will be used in construction; and
2. The granting of the waiver, including consideration of any measures incorporated from subsection 9.16.103(d)(1)(C)(i)(A), would not adversely affect the health or safety of persons residing or working in the neighborhood, and will not be detrimental to property or improvements in the neighborhood, in terms of fire safety.

According to Lassen County Code Section 9.16.103(d)(1)(C)(vii), “a variance approved pursuant to this subsection shall not authorize any variance from any other fire, zoning or building codes applicable to the proposed project.”

**Appeal:**

Any affected party not satisfied with the decision may appeal to the board of supervisors within ten days of the Planning Commission’s action. Such an appeal shall be submitted in writing to the county clerk, along with the appropriate fee established by the board of supervisors for appeals, and shall detail the basis for the appeal. Whenever possible, the board shall hold a public hearing on the appeal within sixty days of receipt by the clerk. Notice of the hearing shall be provided in the manner prescribed in Lassen County Code Section 9.16.103(d)(1)(C)(iv).

**ENVIRONMENTAL DOCUMENT:**

The Environmental Review Officer of Lassen County has determined that this proposal is exempt from the California Environmental Quality Act (CEQA) under Section 15305(a) of the 2019 CEQA Guidelines. Said section exempts minor alterations in land use limitations including side yard setback variances not resulting in the creation of any new parcel.

RESOLUTION NO. \_\_\_\_\_

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION APPROVING  
FIRE SAFETY (502) VARIANCE APPLICATION # 2019-002, COSCARELLI

WHEREAS, the Planning Commission of Lassen County, after due notice and a public hearing conducted October 1, 2019, has considered Fire Safety (502) Variance Application #2019-002, filed by Ronald Coscarelli, to allow a 15-foot setback from the side property line for a 1,064 square-foot accessory structure instead of the 30-foot setback from the southern property line otherwise required by Lassen County Code Section 9.16.103(d)(1)(A), resulting in a 15-foot reduction in the required side yard setback of the property located at 470-125 Haven Lane, Susanville, CA 96130 (APN: 116-290-69); and

WHEREAS, the Environmental Review Officer of the County of Lassen has determined that the project is exempt from the requirements of the California Environmental Quality Act under Section 15305(a) of the 2019 California Environmental Quality Act Guidelines; and

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Lassen County Planning Commission finds as follows:
  - a. That the proposed project is consistent with the *Richmond/Gold Run Area Plan, 1993*, the provisions of the Lassen County Zoning Ordinance, and the general purposes of Lassen County Code Chapter 9.16.
  - b. That the project is located in a development area that will provide at least the same practical effect with regard to fire safety as the setback requirements of Lassen County Code Chapter 9.16 and/or, measures have been incorporated into the proposed project that will provide at least the same practical effect with regard to fire safety as the setback requirements of the chapter. Specifically, the applicant proposes to remove flammable vegetation around the proposed building and to provide road base from the building to the property line.
  - c. That the granting of the waiver, including consideration of any measures incorporated from subsection (d)(1)(C)(i)(A), would not adversely affect the health or safety of persons residing or working in the neighborhood, and will not be detrimental to property or improvements in the neighborhood, in terms of fire safety.
  - d. The proposed 15-foot setback from the southern property line is consistent with the side yard setback required for buildings in the R-1-B -D (Single-Family Residential District, Building Site Combining

RESOLUTION NO. \_\_\_\_\_

District, Design Combining District) zoning district codified at  
Lassen County Code Section 18.84.030(3).

3. The Planning Commission hereby concurs with the Environmental Review Officer that the project qualifies for an exemption, pursuant to Section 15305(a) of the California Environmental Quality Act Guidelines.
4. The Planning Commission hereby approves Fire Safety (502) Variance Application #2019-002, subject to the conditions of approval set forth in Exhibit "A" attached hereto.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the 1<sup>st</sup> day of October 2019, by the following vote:

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

\_\_\_\_\_  
Chairman  
Lassen County Planning Commission

ATTEST:

\_\_\_\_\_  
Maurice L. Anderson, Secretary  
Lassen County Planning Commission

EXHIBIT "A"

CONDITIONS OF APPROVAL  
FIRE SAFETY (502) VARIANCE #2019-002

1. The proposed structure shall not be located closer than 15 feet from the southern property line as proposed in the fire safety (502) variance application, and shall meet all other applicable setback requirements.
2. The applicant shall remove flammable vegetation around the proposed building and provide road base from said building to the property line as described in his submitted letter date-stamped September 3, 2019.
3. In the event that any archaeological or cultural resources are discovered during construction or any ground disturbing activities in association with this project, such work is to be halted in the immediate area of the discovery until a qualified archaeologist, who shall be retained at the project proponent's expense, is consulted to assess the find's significance and recommend appropriate mitigation measures. The project proponent shall implement any mitigation measures recommended by the archaeologist to reduce potentially significant impacts to identified cultural resources to a less than significant level.

RESOLUTION NO. \_\_\_\_\_

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION  
DISAPPROVING FIRE SAFETY (502) VARIANCE APPLICATION # 2019-002,  
COSCARELLI

WHEREAS, the Planning Commission of Lassen County, after due notice and a public hearing conducted October 1, 2019, has considered Fire Safety (502) Variance Application #2019-002, filed by Ronald Coscarelli, to allow a 15-foot setback from the side property line for a 1,064 square-foot accessory structure instead of the 30-foot setback from the southern property line otherwise required by Lassen County Code Section 9.16.103(d)(1)(A), resulting in a 15-foot reduction in the required side yard setback of the property located at 470-125 Haven Lane, Susanville, CA 96130 (APN: 116-290-69); and

WHEREAS, the Environmental Review Officer of the County of Lassen has determined that the project is exempt from the requirements of the California Environmental Quality Act under Section 15305(a) of the 2019 California Environmental Quality Act Guidelines. Further, projects that are disapproved are not subject to the California Environmental Quality Act.

WHEREAS, the County Fire Warden has recommended that the Planning Commission disapprove Fire Safety Variance #2019-001 because there are no geographical, utility, or construction restrictions that would prevent the proposed accessory building from meeting the 30-foot setback requirement.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Lassen County Planning Commission finds as follows:
  - a. That the proposed project is not consistent with the *Richmond/Gold Run Area Plan, 1993*, the provisions of the Lassen County Zoning Ordinance, and the general purposes of Lassen County Code Chapter 9.16.
  - b. That the project is located in a development area that will not provide at least the same practical effect with regard to fire safety as the setback requirements of the chapter; or, measures have not been incorporated into the proposed project that will provide at least the same practical effect with regard to fire safety as the setback requirements of the chapter.
  - c. That the granting of the waiver, including consideration of any measures incorporated from subsection (d)(1)(C)(i)(A), would adversely affect the health or safety of persons residing or working in the neighborhood, and will be detrimental to property or improvements in the neighborhood, in terms of fire safety.

RESOLUTION NO. \_\_\_\_\_

3. The Planning Commission hereby disapproves Fire Safety (502) Variance Application #2019-002.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the 1<sup>st</sup> day of October 2019, by the following vote:

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

\_\_\_\_\_  
Chairman  
Lassen County Planning Commission

ATTEST:

\_\_\_\_\_  
Maurice L. Anderson, Secretary  
Lassen County Planning Commission



County of Lassen  
Department of Planning and Building Services

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

August 29, 2019

**Maurice L. Anderson, Director**

707 Nevada Street, Suite 5

Susanville, CA 96130-3912

Phone: 530 251-8269

Fax: 530 251-8373

email: [landuse@co.lassen.ca.us](mailto:landuse@co.lassen.ca.us)

website: [www.co.lassen.ca.us](http://www.co.lassen.ca.us)

Silas Rojas

CAL FIRE, Lassen County Fire Warden's Office

697-345 State Route 36

Susanville, CA 96130

Zoning & Building

Inspection Requests

Phone: 530 257-5263

Jim Uruburu, Fire Chief

Susan River Fire Protection District

705-145 Highway 395

Susanville, CA 96130

RE: Fire Safety (502) Variance #2019-002, Coscarelli

Dear Sirs:

Our Department has received a Fire Safety (502) Variance Application for the property located at 470-125 Haven Lane, Susanville, CA 96130, and requests your comment. The subject parcel is approximately 3.22 acres in size; therefore, buildings proposed on said parcel are subject to the 30-foot setback requirement as per Ordinance 502, codified at Lassen County Code Section 9.16.103(d)(1)(A).

Specifically, the applicant proposes to construct a 1,064-square-foot accessory structure approximately 15 feet from the southern property line (resulting in a 15-foot reduction in the required side yard setback). Please see the attached plot plan and related documents for more information.

Your expertise provides valuable insight to both the Planning Commission and our Department. Please provide written comment to this Department in regard to this application by September 23, 2019, so that this application may be presented to the Planning Commission at its October 1, 2019 meeting.

Please contact Associate Planner Stefano Richichi at (530) 251-8269 or [srichichi@co.lassen.ca.us](mailto:srichichi@co.lassen.ca.us) if you have further questions.

Sincerely,

Maurice L. Anderson

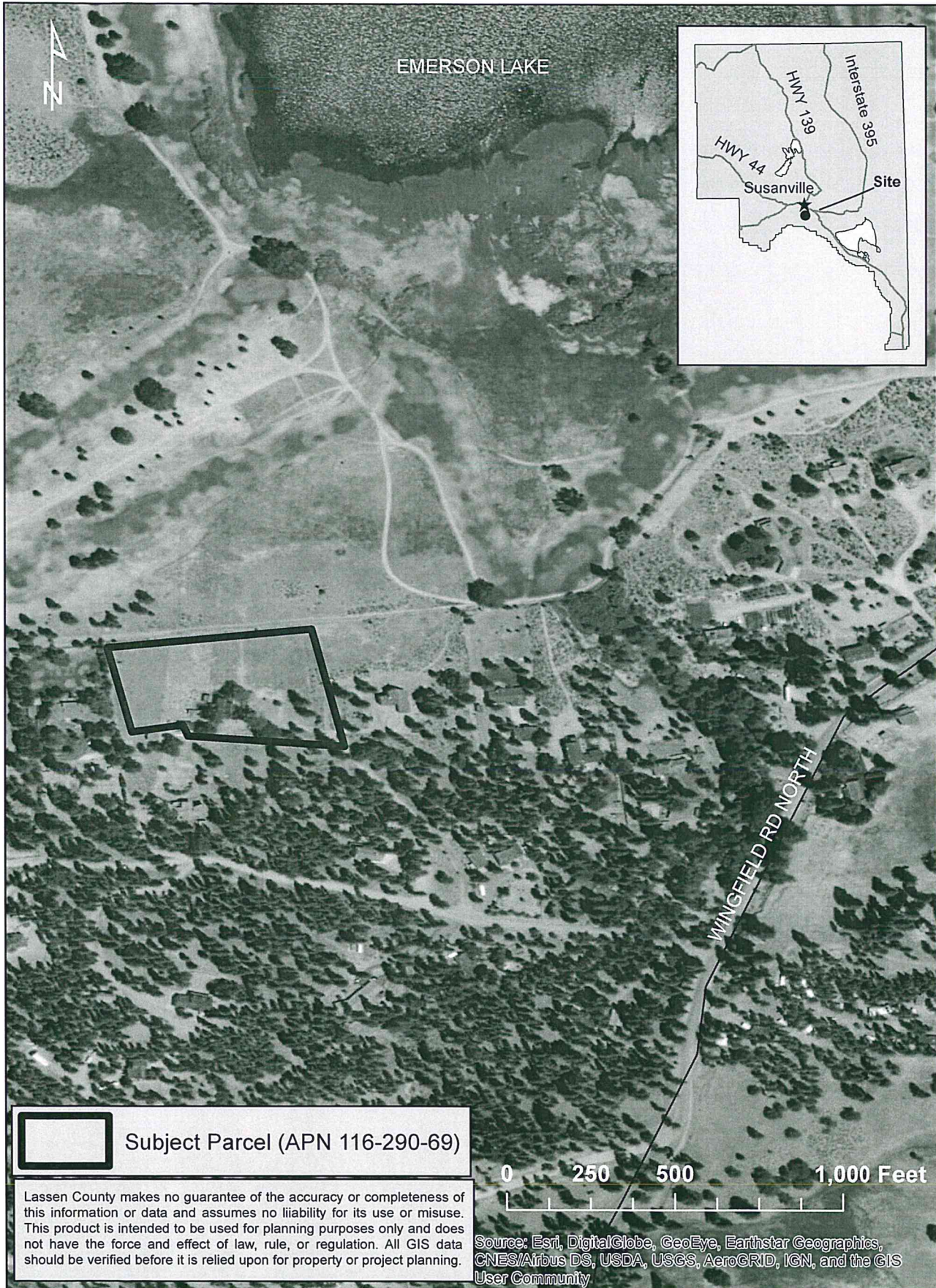
Director

MLA:smr

Enclosures: Fire Safety (502) Variance #2019-002, Coscarelli  
Vicinity Map



# Fire Safety (502) Variance #2019-002, Coscarelli





**LASSEN COUNTY**  
**VARIANCE APPLICATION**  
**FROM FIRE SAFETY ORDINANCE BUILDING SETBACK STANDARDS**  
**FILING FEE \$571.00**

AUG 26 2019

LASSEN COUNTY DEPARTMENT OF  
 PLANNING AND BUILDING SERVICES

IMPORTANT: A variance from the Fire Safety Ordinance building setback standard may be granted only if the Planning Commission finds that the project site and surrounding lands provide fire safety conditions equal to or greater than the safety provided by the setback standard; or that the project incorporates measures that will provide fire safety conditions equal to or greater than the setback standard. Equal or greater fire safety may include, but is not limited to, developed areas where flammable vegetation has been modified by lawns, streets, landscaping, etc.; or by the use of fire-resistant building materials in construction, or by other measures. This application requests information about the project site, surrounding properties, proposed building(s), and the proposed setback from property lines. The Planning Commission will use this information in consideration of the variance request. Additional pages may be attached as needed. Photographs of the project site and surrounding properties are recommended.

Property-Owner Name: Ronald Anthony Coscarelli  
 Mailing Address: 470-125 Haven Ln. City Susanville State CA Zip 96130  
 Contact Phone: 530-257-3231 FAX: none Email: none  
 Property Address: 470-125 Haven Ln., Susanville, CA. 96130  
 Subdivision Name: \_\_\_\_\_ Block #: \_\_\_\_\_ Lot#: \_\_\_\_\_  
 Assessor's Parcel Number(s): 116-290-69 Zoning: R-1-B-2.5-AA-D

1. Describe the characteristics of the project site (vegetation, topography, existing buildings, proposed buildings, etc., photographs recommended):

Arid, brush, grasses, Light slope to parcel.  
I propose to build an additional shop, away from  
residence building and existing detached garage

2. Describe the characteristics of properties adjoining the project site (vegetation, topography, existing buildings, proposed buildings, etc., photographs recommended):

Vast expanses between three neighbors, everyone  
enjoys a slight slope in topography.

3. What is (are) the reason(s) for requesting the variance?

To accomodate best use of prop. to build structure  
for best access from existing structures to facilitate  
a harmonious working arrangement between all buildings  
and access to water and electricity.

4. Will the granting of the variance have any adverse effect on the project site or adjoining lands in terms of fire safety? Explain.

I don't think so, if granted a 15' (or less) variance  
and able to build, maneuverability of fire equipment and  
personnel around all structures seems very good, open, and  
maneuverable.

5(a) ☒ My project is located in an area that provides fire safety conditions equal to or greater than the 30-foot setback; or

☐ I have incorporated measures into the project that provide fire safety equal to or greater than the 30-foot setback

5(b) Provide evidence supporting #5(a) above (e.g., photographs of site and adjoining properties, description of measures incorporated into project, etc.)

6. Attach a detailed site plan of the project site and adjoining properties showing all of the following:

- a) boundary lines of the project site and adjoining properties;
- b) location, dimensions and use of all existing and proposed buildings on site;
- c) location, approximate dimensions and use of buildings on adjoining lands;
- d) setbacks from all property lines of all existing and proposed buildings on site and on adjoining properties;
- e) location and approximate dimensions of trees, large shrubs, lawns, landscaped areas, paved surfaces (streets, driveways, sidewalks, etc.), other cleared areas (no vegetation) on the project site and on adjoining properties;

#### CERTIFICATION:

I certify that the foregoing statements and information provided in support of this variance request are true and correct to the best of my knowledge and belief.

Ronald A. Russell

Signature of Property Owner(s)

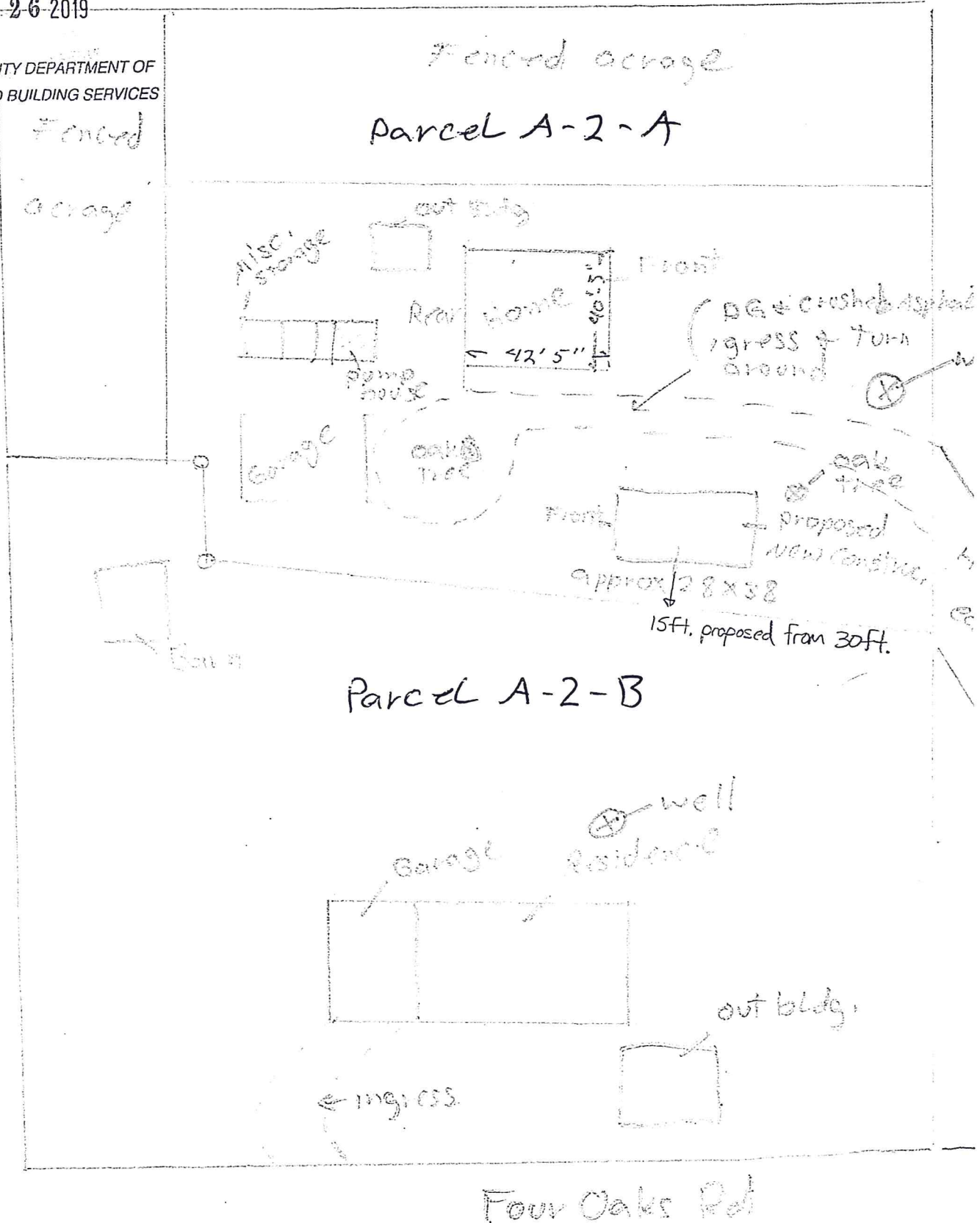
8-25-19

Date



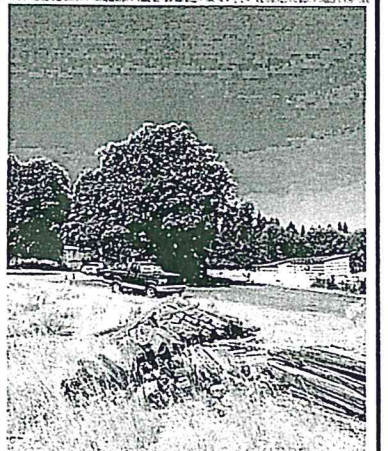
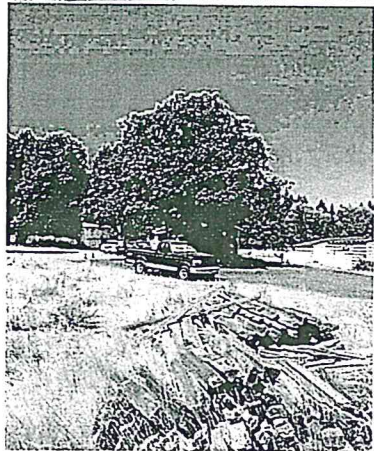
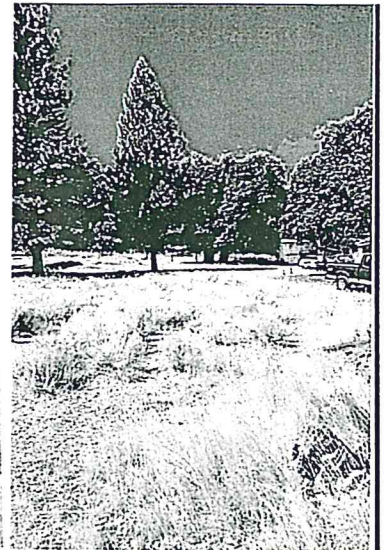
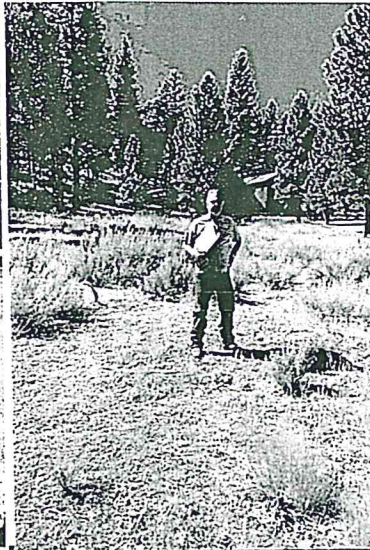
AUG-26-2019

LASSEN COUNTY DEPARTMENT OF  
PLANNING AND BUILDING SERVICES

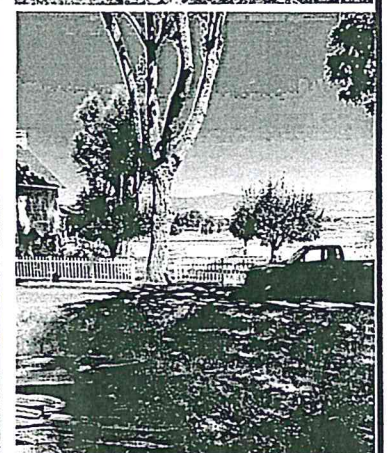
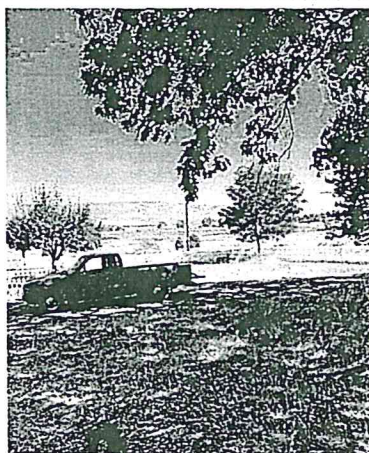
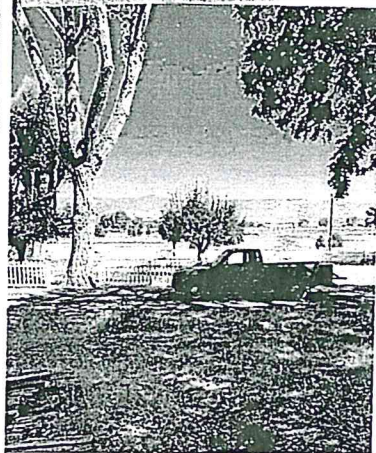
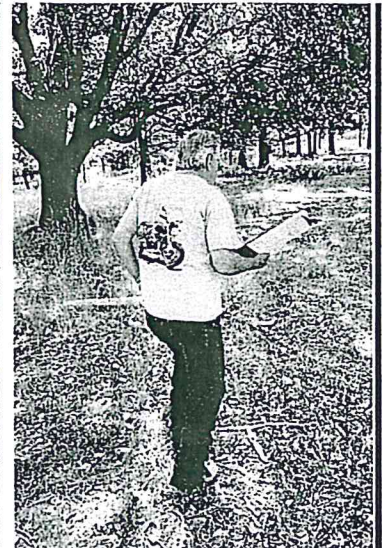
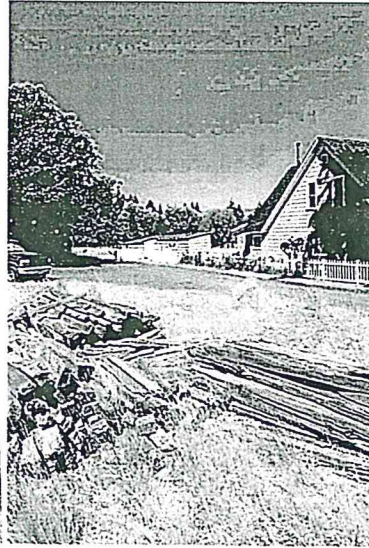
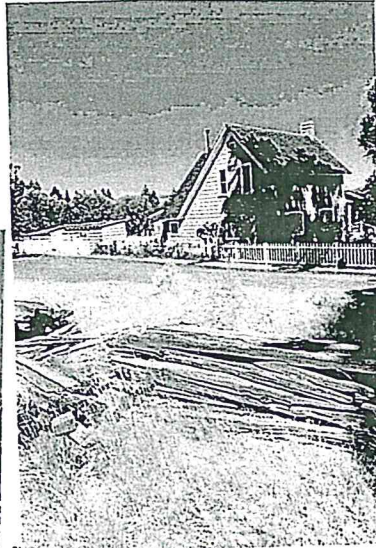
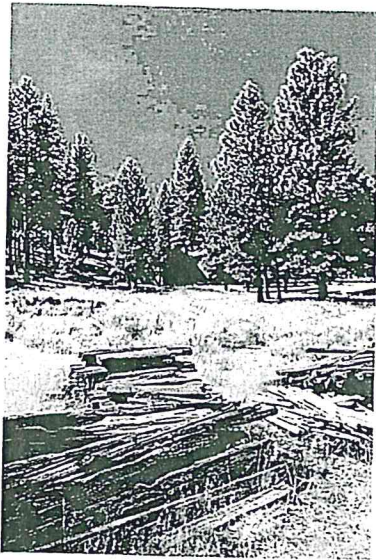


42' 11" from new structure to house lines

Reviewed By:  
Planning Division  
By KM  
Date 8/26/2019









**DEPARTMENT OF FORESTRY AND FIRE PROTECTION**

Lassen Modoc Plumas Unit  
697-345 Highway 36  
Susanville, CA 96130  
(530) 257-4171



August 31, 2019

From: The Lassen County Fire Warden's Office  
697-345 Highway 36  
Susanville, CA 96130  
(530) 257-4171

To: Lassen County Building and Planning Department  
707 Nevada St # 5  
Susanville, CA  
(530) 251-8269

RE: Fire Safety (502) Variance #2019-002, Coscarelli

Findings:

1. The parcel is located within the Susan River Fire Protection District.
2. The parcel is located within the SRA (State Responsibility Area)
3. The parcel is within a *Very High* Fire Hazard Severity Zone (FHSZ).

Conditions:

1. This development is subject to the California Board of Forestry and Fire Protection SRA Fire Safe Regulations, as of January 1, 2016, Building setback, on sites one acre or larger, buildings (including mobile homes and accessory buildings) shall be set back at least thirty feet from all property lines.
2. After observing the proposed site and reviewing the associated site plan, and without further facts, CAL FIRE/ Lassen County Fire Warden does not support approval of Variance #2019-002.
  - a. There are no geographical/utility/construction, restrictions that would prevent the proposed structure from being moved farther from the property line.

- b. This recommendation is based on the information provided to the Fire Wardens Office re: Variance #2019-002 dated August 29, 2019.
- c. The fire Wardens Office reserves the right to amend or change its recommendation if additional information is provided by the applicant.



Silas Rojas  
Fire Captain Specialist  
CAL FIRE Lassen Modoc Unit  
Lassen County Fire Warden's Office



To participating parties with the  
Lassen County planning Commission;

I would like to enhance my  
application for a 15' Variance to existing  
property line bordering my intended building  
site for a new garage. With this letter  
I am committing to a clean and orderly  
landscape plan to include complete vegetation  
abatement and practical and cosmetic land  
scaping with road base up to said property  
line and equal to and beyond around the  
perimeter of the building. In hopes that  
this will serve as "same practical effect"  
to the concerns of fire agencies and my  
Variance request.

Ron A. Coscarelli  
Sept. 2, 2019

RECEIVED

SEP 03 2019

LASSEN COUNTY DEPARTMENT OF  
PLANNING AND BUILDING SERVICES



Fire Safety (502) Variance #2019-002,  
Coscarelli





**LASSEN COUNTY**  
**VARIANCE APPLICATION**  
**FROM FIRE SAFETY ORDINANCE BUILDING SETBACK STANDARDS**  
**FILING FEE \$571.00**

AUG 26 2019

LASSEN COUNTY DEPARTMENT OF  
 PLANNING AND BUILDING SERVICES

**IMPORTANT:** A variance from the Fire Safety Ordinance building setback standard may be granted only if the Planning Commission finds that the project site and surrounding lands provide fire safety conditions equal to or greater than the safety provided by the setback standard; or that the project incorporates measures that will provide fire safety conditions equal to or greater than the setback standard. Equal or greater fire safety may include, but is not limited to, developed areas where flammable vegetation has been modified by lawns, streets, landscaping, etc.; or by the use of fire-resistant building materials in construction, or by other measures. This application requests information about the project site, surrounding properties, proposed building(s), and the proposed setback from property lines. The Planning Commission will use this information in consideration of the variance request. Additional pages may be attached as needed. Photographs of the project site and surrounding properties are recommended.

Property-Owner Name: Ronald Anthony Coscarelli  
 Mailing Address: 470-125 Haven Ln. City Susanville State CA Zip 96130  
 Contact Phone: 530-257-3231 FAX: none Email: none  
 Property Address: 470-125 Haven Ln., Susanville, CA. 96130  
 Subdivision Name: \_\_\_\_\_ Block #: \_\_\_\_\_ Lot#: \_\_\_\_\_  
 Assessor's Parcel Number(s): 116-290-69 Zoning: R-1-B-2.5-AA-D

1. Describe the characteristics of the project site (vegetation, topography, existing buildings, proposed buildings, etc., photographs recommended):

Arid, brush, grasses, Light slope to parcel.  
I propose to build an additional shop, away from  
residence building and existing detached garage

2. Describe the characteristics of properties adjoining the project site (vegetation, topography, existing buildings, proposed buildings, etc., photographs recommended):

Vast expanses between three neighbors, everyone  
enjoys a slight slope in topography.

3. What is (are) the reason(s) for requesting the variance?

To accomodate best use of prop. to build structure  
for best access from existing structures to facilitate  
a harmonious working arrangement between all buildings  
and access to water and electricity.

4. Will the granting of the variance have any adverse effect on the project site or adjoining lands in terms of fire safety? Explain.

I don't think so, if granted a 15' (or less) variance  
and able to build, maneuverability of fire equipment and  
personnel around all structures seems very good, open, and  
maneuverable.

5(a) ☒ My project is located in an area that provides fire safety conditions equal to or greater than the 30-foot setback; or

☐ I have incorporated measures into the project that provide fire safety equal to or greater than the 30-foot setback

5(b) Provide evidence supporting #5(a) above (e.g., photographs of site and adjoining properties, description of measures incorporated into project, etc.)

6. Attach a detailed site plan of the project site and adjoining properties showing all of the following:

- a) boundary lines of the project site and adjoining properties;
- b) location, dimensions and use of all existing and proposed buildings on site;
- c) location, approximate dimensions and use of buildings on adjoining lands;
- d) setbacks from all property lines of all existing and proposed buildings on site and on adjoining properties;
- e) location and approximate dimensions of trees, large shrubs, lawns, landscaped areas, paved surfaces (streets, driveways, sidewalks, etc.), other cleared areas (no vegetation) on the project site and on adjoining properties;

#### CERTIFICATION:

I certify that the foregoing statements and information provided in support of this variance request are true and correct to the best of my knowledge and belief.

Ronald A. Russell

Signature of Property Owner(s)

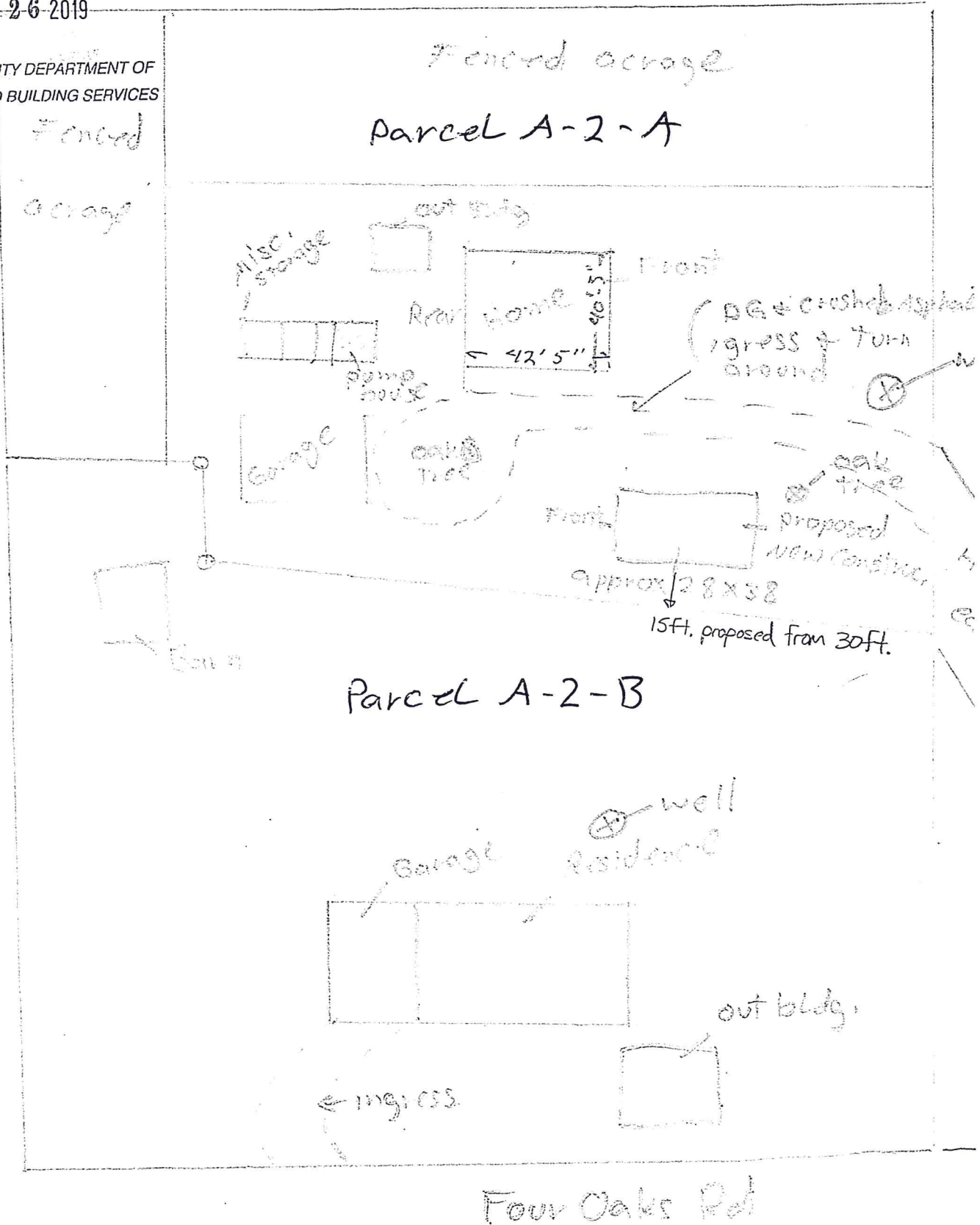
8-25-19

Date



AUG-26-2019

LASSEN COUNTY DEPARTMENT OF  
PLANNING AND BUILDING SERVICES



42' 11" from new structure to house lines

Reviewed By:  
Planning Division  
By KM  
Date 8/26/2019

