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PLANNING COMMISSION MEETING January 2, 2019

FILE NUMBER: 2018-006
PROPERTY OWNER: Raymond D. & Rebecca I. Jones
TYPE OF APPLICATION: Parcel Map (Segregation of Homesite)

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LASSEN COUNTY PLANNING COMMISSION
STAFF REPORT
January 2, 2019

FILE NUMBER:	Parcel Map #2018-006
PROPERTY OWNER:	Raymond D. & Rebecca I. Jones
TYPE OF APPLICATION:	Tentative Parcel Map (Segregation of Homesite)
GENERAL LOCATION:	705-505 Jordanna Lane in Susanville CA
ASSESSOR'S PARCEL NUMBER:	116-070-69
PROJECT SITE ZONING:	U-C/A-2-B-10-A
GENERAL PLAN:	"Extensive Agriculture" pursuant to the <i>Lassen County General Plan, 2000</i> and the <i>Johnstonville Area Plan, 1987</i> .
ENVIRONMENTAL DOCUMENT:	Exempt under Section 15300.4 of the CEQA Guidelines.
ASSIGNED STAFF:	Kelly Mumper, Associate Planner

AUTHORITY FOR APPLICATION:

Segregation of Homesite, Lassen County Code Section 18.108.250 et seq.
Tentative Parcel Map Provisions, Lassen County Code Chapter 16.20 et seq.

REGULATING AGENCIES:

<u>Agency</u>	<u>Identified Permits/Approvals</u>
Planning Commission	Parcel Map Approval
Public Works	Encroachment Permits
CAL FIRE	Fire Severity/State Responsibility Areas
Environmental Health	Well, Septic, & Water Supply
County Surveyor	Parcel Map Review

PROJECT DESCRIPTION: Proposal to divide a single 185 acre parcel into two parcels pursuant to Lassen County Code Section 18.108.250 (Segregation of Homesites in Agricultural Zones); Parcel 1 ("homesite" parcel) is 20 acres (as shown on the tentative parcel map) and Parcel 2 is 165 acres (as shown on the Tentative Parcel Map).

PROJECT SITE CHARACTERISTICS: The parcel is located at 705-505 Jordanna Lane in Susanville CA, approximately 1,400 feet north of Center Road (County Road A-27). Both proposed Parcel 1 and Parcel 2 are located within a FEMA "Zone X" area and are not located in an identified floodplain (Panel #06035C1975D, 9/3/10). The parcel is zoned U-C/A-2-B-10-A (Upland Conservation, Agricultural Residential, 10 Acre Minimum, Agricultural Combining District) and has a land use designation of "Extensive Agriculture" pursuant to the *Lassen County General Plan, 2000* and the *Johnstonville Area Plan, 1987*. As indicated by the Lassen County Surveyor in his memorandum to the Technical Advisory Committee (TAC), Assessor Parcel Number (APN) 116-070-69 constitutes one legal parcel even though

there is a 29 acre portion that is zoned A-2-B-10-A that is separated and or bisected by County Road A-27.

Existing improvements on Parcel 1 include a single family residence, detached garage, septic system, and well. Parcel 2 has no improvements. Site vegetation includes small understory grasses, sage and bitter brush, and a few mature trees around the residence. Vegetation is similar to the other parcels.

ACCESS/REQUIREMENTS: The proposed parcel has physical access by Jordanna Lane and Cramer Lane.

SURROUNDING PROPERTY CHARACTERISTICS AND ZONING: The surrounding parcels range in size from 24,000 square feet – 119 acres. Vegetation on the neighboring properties is similar to that of the subject parcel.

	Zoning (see notes at bottom)	Parcel Size (acres)	Land Use Designation (Lassen County General Plan, 2000 and the Janesville Planning Area Amendments, 1993)
North	U-C-A-P *	67	“Extensive Agriculture”
East	U-C/U-C-A-P*	20-119	“Intensive Agriculture”
South	A-2-B-10-A/R-1**	1.96	“Rural Residential”
West	E-A/E-A-A-P***	112	“Intensive Agriculture”

*U-C-A-P (Upland Conservation, Agricultural Preserve Combining District).

**A-2-B-10-A/R-1 (Agricultural Residential, 10 Acre Building Site, Agriculture Combining District/Single Family Residential District)

***E-A/E-A-A-P (Exclusive Agriculture/Exclusive Agriculture, Agricultural Preserve Combining District).

GENERAL PLAN:

The following Policies are applicable to the project:

GOAL A-1: Conservation of productive agricultural lands and lands having substantial physical potential for productive agricultural use, and the protection of such lands from unwarranted intrusion of incompatible land uses and conversion to uses which may obstruct or constrain agricultural use and value.

AG-1 POLICY: The County recognizes that land having the physical characteristics (e.g., soil) for production of agricultural crops and livestock is a resource of significant value which needs to be protected for its economic value, its contribution to the character of the community, and its environmental and scenic values.

AG-3 POLICY: Residential development in agricultural areas shall be discouraged because it disrupts the surrounding productive activity of ranches and agricultural operations. Future

residential development, with the exception of building permits on an individual basis, should be relegated to the expansion of existing communities and residential areas, including areas designated as residential.

AG-4 POLICY: In order to support the existing and future economic value and viability of agricultural lands, including grazing lands, such lands should remain in relatively large units. Except in limited circumstances pursuant to the County's zoning ordinance (e.g., segregation of homesites, use permits, etc.), County zoning and subdivision regulations shall protect agricultural lands by not allowing isolated subdivisions intended primarily for residential use to be developed in areas which are not specifically designated in the General Plan or an area plan for a community development land use (e.g., rural residential) and zoned accordingly.

AG-7 POLICY: In order to minimize the disruption and displacement of agricultural operations and lands by non-agricultural development, non-agricultural development in agricultural areas should be directed to: sites where soils do not have significant potential for productive agricultural use; sites least likely to impact productive agricultural uses in the vicinity; sites where, or which are adjacent to where, similar non-agricultural uses already exist; and sites where adequate community services are or will be available.

AG-16 POLICY: Where proposed residential, commercial or industrial development abuts lands devoted to agriculture production, the non-agricultural uses shall be required to incorporate buffer areas to mitigate potential land use conflicts as conditions of approval for subdivisions or use permits. The type and width of buffer areas shall be determined based on the character, intensity and sensitivity of the abutting land uses.

AG-25 POLICY: The County may establish and administer processes to allow, under limited circumstances and with appropriate findings, the division of land in agricultural zones in order to create special parcels which would be smaller than the size of parcels generally required in the agricultural areas. Approval of such processes (e.g., "Segregation of Homesites", ancillary to an approved use permit, or other processes) shall not be construed to be a "variance" of the County Code and may be exempted from the required findings of an "agricultural conversion". When supported by appropriate findings, such land divisions shall not be regarded as inconsistent with the intent of the agricultural land use designation.

LU10 POLICY: Subdivision map applications proposing to create parcels primarily for residential development shall not be approved in areas outside of fire protection districts (with limited exceptions, supported with special findings, through processes such as Segregation of Homesites, etc.).

LU14 POLICY: The County may approve building permits and uses otherwise permitted on parcels which are smaller than the minimum parcel size otherwise stipulated in the applicable general plan land use designation and/or zoning district, provided that such parcels are otherwise adequate in size for the proposed use.

As provided for at Lassen County General Plan Policy AG-8, a segregation of homesite is not considered an agricultural conversion, and therefore the Board of Supervisors does not need to make the findings detailed at said section. Accordingly, the Planning Commission has authority (as discussed herein) to approve this application.

SEGREGATION OF HOMESITE (Lassen County Code Section 18.108.250):

In the U-C zoning district, the subdivision of property in order to legally separate one homesite (of one to forty acres) from the remaining agricultural land may be allowed pursuant to Section 18.108.250, which reads as follows:

The application for subdivision shall include a proposed plan of development and use for the entire area of existing parcels under the same or related ownership, containing the site of one or more existing or proposed dwellings. The planning commission may approve such applications only after finding, in addition to other findings, that:

(a) In the A-3, E-A, U-C, and U-C-2 districts, the subdivision of property in order to separate legally one homesite from the remaining agricultural land may be allowed pursuant to this section. The application for subdivision shall include a proposed plan of development and use for the entire area of existing parcels under the same or related ownership, containing the site of one or more existing or proposed dwellings. The planning commission may approve such applications only after finding, in addition to other findings, that:

- (1) The proposed parcel is not greater than forty acres, or an aliquot portion of a section of land consisting of one-quarter of one-quarter section, or five percent (whichever is greater) of the agriculturally-zoned land held in contiguous ownership by the project applicant at the time of the application, and not less than one acre;*
- (2) The remaining parcel of contiguous ownership of the project applicant will not be less than the required minimum parcel size of the agricultural district(s) in which the lands are located;*
- (3) The proposed segregation and development will not reduce the capabilities for agricultural use of the nonhomesite parcel and surrounding properties;*
- (4) The proposed segregation and development is justified or made necessary by the occupancy of homesites, ownership of property, organizational structure of the farm business,*

financing requirements, retirement planning or similar circumstances;

(5) The proposed parcels meet the requirements of the county health department for sewage disposal and water supply.

(b) Prior to the division being effective, the owner or owners of the property included in the approved subdivision shall execute and cause to be recorded in the office of the recorder of Lassen County a restriction binding upon the original owners and their heirs, successors and assigns, which disallows additional homesites to be segregated, pursuant to this section, from the property until at least ten years has elapsed from the date of recordation of the subdivision instrument. (Ord. 467-AC § 28 (part), 2003; Ord. 467-C, 1986; Ord. 467 § 66 (part), 1984).

The proposed division is consistent with all of the provisions listed within section 18.108.250 (Segregation of Homesites in Agricultural Zones) and is therefore eligible for segregation. The portion of Parcel 2 that is zoned U-C meets the minimum parcel size (100 acres) of the U-C Zoning District after the segregation, and the size of the proposed homesite is allowed in accordance with the above section. The proposed segregation will not reduce the agricultural capabilities of Parcel 2, as no modification or changes are being made to the use of said parcel. Further, as required by the above code section, Parcel 2 will be restricted from further division for at least ten years (see condition 2 of Exhibit A).

LASSEN COUNTY CODE: In addition to Lassen County Code Section 18.108.250 (Segregation of Homesites in Agricultural Zones) discussed above, Chapter 16.20 (Tentative Parcel Maps) establishes the regulations regarding the approval of Tentative Parcel Maps. As stated in further detail in the attached memorandums from the Technical Advisory Committee (TAC), section 16.20.070 authorizes the Planning Commission to approve a Tentative Parcel Map and details the findings the Planning Commission must make for said approval. Section 16.20.080 details the reasons the Planning Commission must deny a Tentative Parcel Map.

ENVIRONMENTAL DOCUMENT: The Environmental Review Officer of Lassen County has determined that this proposal is exempt from the California Environmental Quality Act under section 15300.4 (local exemption) which exempts Segregation of Homesites.

FINDINGS AND RECOMMENDATIONS BY TAC: The Technical Advisory Committee (TAC) met on December 6, 2018, and has developed recommended findings and conditions for consideration by the Planning Commission. The recommended findings and conditions can be found in the memorandums to the TAC, from its members (attached). In addition, the recommended conditions can be found in Exhibit A of the proposed resolution.

STAFF RECOMMENDATION: Staff recommends approval of this Tentative Parcel Map. The proposed parcel size is consistent with the U-C/A-2-B-10-A zoning (pursuant to the Segregation of Homesite provisions), the *Johnstonville Area Plan, 1987*, and the *Lassen County General Plan, 2000*.

TECHNICAL ADVISORY COMMITTEE
RECOMMENDED FINDINGS AND CONDITIONS
December 6, 2018
2018-006 (Raymond D. & Rebecca I. Jones)

Subdivisions, Parcel Maps, Lot Line Adjustments. Conditional Certificate of Compliance, Notice's of Violation:

- ☒ County Planning Director
- ☒ County Fire Warden
- ☒ County Surveyor
- ☒ County Sanitarian
- ☒ County Public Works Director
- ☒ County Assessor (present, no conditions)



County of Lassen
Department of Planning and Building Services

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

November 21, 2018

Maurice L. Anderson, Director
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Susanville, CA 96130-3912
Phone: 530 251-8269
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TO: Technical Advisory Committee
Agenda Date: December 6, 2018

Zoning & Building
Inspection Requests
Phone: 530 257-5263

FROM: Maurice L. Anderson, Director *MLA*

RE: **PARCEL MAP #2018-006, Raymond D. & Rebecca I. Jones.** Proposal to divide a single 185 acre parcel into two parcels pursuant to Lassen County Code Section 18.108.250 (Segregation of Homesites in Agricultural Zones); Parcel 1 ("homesite" parcel) is 20 acres (as shown on the tentative parcel map) and Parcel 2 is 165 acres. The parcels are zoned U-C (Upland Conservation District) and have a land use designation of "Bushlands & Grazing" pursuant to the *Lassen County General Plan, 2000* and the *Johnstonville Area Plan, 1987*. The project is exempt from the California Environmental Quality Act (CEQA) under Section 15300.4 of the Guidelines under a local categorical exemption. The parcel is located at 705-505 Jordanna Lane in Susanville CA, approximately 1,400 feet north of Center Road (County Road A-27). APN: 116-070-69. Staff Contact: Kelly Mumfer, Associate Planner.

The Planning Division of the Lassen County Planning and Building Services Department finds as follows:

1. The Lassen County Surveyor has indicated that APN: 116-070-69 is a legal parcel.
2. The subject parcel is zoned U-C (Upland Conservation District) and has a land use designation of "Bushlands & Grazing" pursuant to the *Lassen County General Plan, 2000* and the *Johnstonville Area Plan, 1987*.
3. Neither the land use designation nor zoning is affected by the proposed parcel map.
4. The applicant proposes to divide a single 185 acre parcel into two parcels pursuant to Lassen County Code Section 18.108.250 (Segregation of Homesites in Agricultural Zones).
5. The proposed parcel sizes are consistent with the zoning and land use designation.
6. Existing improvements on Parcel 1 include a single family residence, detached garage, septic system, and well. Parcel 2 has no improvements.
7. The proposed parcels have physical access by Cramer Lane, which is not in the county maintained road system.
8. Proposed Parcel 1 and Parcel 2 are located within a FEMA "Zone X" area and are not located in an identified floodplain (Panel #06035C1975D, 9/3/10). Site vegetation includes small understory grasses, sagebrush, and a few mature trees.

9. Lassen County Code Chapter 16.20 et seq establishes the regulations regarding approval of tentative parcel maps.
10. As is required by § 16.20.070 of Lassen County Code, the planning commission shall approve the tentative parcel map for the following reasons:
 - 1) In approving or conditionally approving the tentative map, the planning commission, acting in the capacity of the advisory agency, shall find that the proposed parcel map, together with its provisions for its design and improvements, is consistent with applicable general or specific plans adopted by Lassen County.
 - 2) The planning commission may modify or delete any of the conditions of approval recommended in the technical advisory committee report, except conditions required by county ordinance. The planning commission may add additional requirements as a condition of its approval.
 - 3) If no action is taken by the planning commission within the time limit as specified, the tentative map as filed shall be deemed to be approved, insofar as it complies with other applicable provisions of the Subdivision Map Act, this chapter or other county ordinances, and it shall be the duty of the county clerk to certify the approval. (Ord. 475 § 1(16.05.162), 1985).
11. As required by Section 16.20.080 of the Lassen County Code, the planning commission shall deny approval of the tentative map if it makes any of the following findings:
 - a) That the proposed map is not consistent with applicable general and specific plans;
 - b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans;
 - c) That the site is not physically suitable for the type of development;
 - d) That the site is not physically suitable for the proposed density of development;
 - e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
 - f) That the design of the subdivision or the type of improvements is likely to cause serious public health problems;
 - g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if

it finds that alternate easements for access or for use will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision. (Ord. 475 § 1(16.05.163), 1985).

12. Lassen County Code 18.108.250 (Segregation of Homesites in Agricultural Zones) reads as follows:

- (a) In the A-3, E-A, U-C, and U-C-2 districts, the subdivision of property in order to separate legally one homesite from the remaining agricultural land may be allowed pursuant to this section. The application for subdivision shall include a proposed plan of development and use for the entire area of existing parcels under the same or related ownership, containing the site of one or more existing or proposed dwellings. The planning commission may approve such applications only after finding, in addition to other findings, that:
- (b) The proposed parcel is not greater than forty (40) acres, or an aliquot portion of a section of land consisting of one-quarter of one-quarter section, or five percent (whichever is greater) of the agriculturally-zoned land held in contiguous ownership by the project applicant at the time of the application, and not less than one acre;
- (c) The remaining parcel of contiguous ownership of the project applicant will not be less than the required minimum parcel size of the agricultural district(s) in which the lands are located;
- (d) The proposed segregation and development will not reduce the capabilities for agricultural use of the non-homesite parcel and surrounding properties;
- (e) The proposed segregation and development is justified or made necessary by the occupancy of homesites, ownership of property, organizational structure of the farm business, financing requirements, retirement planning or similar circumstances;
- (f) The proposed parcels meet the requirements of the county health department for sewage disposal and water supply.
- (g) Prior to the division being effective, the owner or owners of the property included in the approved subdivision shall execute and cause to be recorded in the office of the recorder of Lassen County a restriction binding upon the original owners and their heirs, successors and assigns, which disallows additional homesites to be segregated, pursuant to this section, from the property until at least ten years has elapsed from the date of recordation of the subdivision instrument. (Ord. 467-AC § 28 (part), 2003; Ord. 467-C, 1986; Ord. 467 § 66 (part), 1984).

13. The proposed division is consistent with all of the provisions listed within Section 18.108.250 (Segregation of Homesites in Agricultural Zones).

14. There has not been a prior homesite segregation within the last ten years on the subject property.
15. Lassen County Code § 16.32.060(6) states that public electric and telephone facilities shall be available to each unit or lot within the subdivision.
16. The proposed project satisfies the multiple access requirements of Lassen County Code § 9.16.102 because the site adjoins a public road.
17. Pursuant to Section 15300.4 of the California Environmental Quality Act Guidelines, the Lassen County Environmental Review Officer has determined that the project is exempt from CEQA because it is consistent with a community plan, general plan, or zoning.

The Planning Division of the Lassen County Department of Planning and Building Services recommends the following conditions be placed on the project if approved.

1. 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 identified cultural resources to a less than significant level.
2. Prior to the division being effective, the owner or owners of the property included in the approved subdivision shall execute and cause to be recorded in the office of the recorder of Lassen County a restriction binding upon the original owners and their heirs, successors and assigns, which disallows additional homesites to be segregated, pursuant to this section, from the property until at least ten years has elapsed from the date of recordation of the subdivision instrument. (Ord. 467-AC § 28 (part), 2003; Ord. 467-C, 1986; Ord. 467 § 66 (part), 1984).
3. Prior to recordation of the Parcel Map, the applicant shall either install electric and telephone utilities on each parcel or provide a written agreement with the local utility company stating that they will provide the utilities to each parcel. If the utilities are currently installed for both subject parcels, a letter stating such shall be provided from the local utility company.



County of Lassen
Department of Planning and Building Services

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

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November 15, 2018

TO: Technical Advisory Committee
Agenda Date: December 6, 2018

Zoning & Building
Inspection Requests
Phone: 530 257-5263

FROM: Don Willis, Lassen County Surveyor

SUBJECT: Parcel Map No. 2018-006 – Raymond and Rebecca Jones.
Assessor's Parcel Number: 116-070-69.

LASSEN COUNTY SURVEYOR FINDS AS FOLLOWS:

1. The parcel to be considered as shown on the application and tentative map submitted for Parcel Map No. 2018-006 is owned by Raymond D. Jones and Rebecca I. Jones, husband and wife as joint tenants, per that certain Grant Deed recorded on September 20, 2005, as Document No. 2005-08901 of the Official Records of Lassen County, California. This property is located in a portion of Section 1, Township 29 North, Range 12 East, Mount Diablo Base and Meridian, in Lassen County, California and is further known as Assessor's Parcel Number 116-070-69.
2. The legal description shown in the vesting deed in Findings Item Number One above describes the property as:

That certain parcel designated "Remainder" as shown on that certain map entitled, "P/M No. 2004-13 Parcel Map for Cramer Family Trust", filed June 14, 2005 in the Office of the Lassen County Recorder in Book 39 of Maps, at Pages 72-74.

Parcel Map No. 2004-13 resulted in the creation of four smaller parcels in the southwest corner of the property with a ±185 acre Remainder parcel.

3. The subject parcel for the proposed adjustment was originally created from Lot Line Adjustment No. 2002-86, which was completed prior to said Parcel Map No. 2004-13 being filed. This Lot Line Adjustment was approved by the Technical Advisory Committee on September 3, 2002 and the Certificate of Lot Line Adjustment was recorded as Document No. 2002-07316 of the Official Records of Lassen County. The boundaries of the subject parcel at that time were described under "Resultant Parcel A" of the Certificate of Lot Line Adjustment.
4. In addition to originally being created by an approved Lot Line Adjustment, the subject property has been issued multiple permits for development from the Lassen County Building Department. This constitutes "real property which has been approved for development" per Section 66499.34 of the Subdivision Map Act and would allow the

owners to request a Certificate of Compliance for the parcel from the local agency.

5. The tentative parcel map submitted for Parcel Map No. 2018-006 shows the proposed division will create a 20 acre parcel, labeled as Parcel One, and a 165 acre parcel, labeled as Parcel Two, from an existing 185 acre parcel. A Segregation of Homesite has been requested for the 20 acre parcel in accordance with Section 18.108.250 of the Lassen County Code. This provision of the County Code allows for smaller parcel sizes within certain agricultural zones than would typically be allowed and places a restriction on the property that prevents any further subdivision for a period of ten years.
6. The tentative parcel map submitted for Parcel Map No. 2018-006 shows access to the subject property by way of Cramer Lane and Jordanna Lane, both of which are privately maintained roadways. The proposed 20 acre parcel, labeled as Parcel One on the tentative map, will have access from Jordanna Lane via Cramer Lane. The proposed 165 acre parcel, labeled as Parcel Two on the tentative map, will have access from said Jordanna Lane. Parcel Two could also potentially have access from Conservation Center Road, County Road Number 215, since this roadway crosses the southern portion of the parcel.
7. Multiple sixty (60) foot wide non-exclusive access and utility easements have been recorded in the Official Records of Lassen County which allow legal access to the subject property over the privately maintained roadways described in Findings Item Number Six above (Cramer Lane and Jordanna Lane). Access over Cramer Lane is provided per an Easement Deed recorded on May 23, 1996 in Book 644, Page 284, of the Official Records of Lassen County. Access over the most Easterly portion of Jordanna Lane is provided per Grant Deeds recorded at Document Numbers 2002-04257 and 2002-05204, both of the Official Records of Lassen County. Access over the remaining portion of Jordanna Lane is provided per a Certificate of Lot Line Adjustment for Lot Line Adjustment No. 2002-86, as the same is recorded as Document No. 2002-07316, of the Official Records of Lassen County.
8. A Road Maintenance Agreement for Cramer Lane has been recorded in Book 688, Page 001, of the Official Records of Lassen County. No recorded Road Maintenance Agreement was found for Jordanna Lane, although a preliminary title report has not yet been submitted for the project.
9. The requirements for the subdivision of land in California are established by California Government Code, Section 66410, et seq., known as the Subdivision Map Act.
10. The requirements for the subdivision of land in Lassen County are established by Lassen County Code, Title 16, Subdivisions.
11. The requirements for Parcel Maps in Lassen County are established by Lassen County Code, Title 16, Chapter 16.20.

12. The requirements for a Segregation of Homesite in Lassen County are established by Lassen County Code, Title 18, Chapter 18.108, Section 18.108.250.
13. The requirements for road design standards and specifications (for final maps and parcel maps) are described in Lassen County Code, Title 16, Chapter 16.32, Section 16.32.080. Section 16.32.090 of the County Code further defines the various types of roads that can be required for divisions of land. Specifically, Section 16.32.090(4) defines an "Unpaved Rural Street" as a *"classification of roadway intended to serve subdivisions which are located in areas where it is not necessary to improve the project roadways to a paved standard"*. This project meets the "Unpaved Rural Street" definition since the property is located in an area where it is not necessary to improve the roads to a paved standard, all resultant parcels are greater than three acres in size and fewer than twenty parcels are served by the access roads.

**LASSEN COUNTY SURVEYOR RECOMMENDS THE FOLLOWING CONDITIONS
FOR PARCEL MAP NO. 2018-006 (RAYMOND AND REBECCA JONES):**

1. Owner(s), owner's agent(s) or applicant shall satisfy and the project shall meet all applicable requirements provided by law.
2. The parcel shall be subdivided as shown on the revised tentative parcel map for Parcel Map No. 2018-006 that was submitted on October 24, 2018. The tentative parcel map had originally been submitted by the applicant on October 23, 2018.
3. Owner shall cause a field survey of the property shown on the tentative map submitted for Parcel Map No. 2018-006 to be completed in accordance with Section 66448 of the Subdivision Map Act and Section 16.20.160 of the Lassen County Code.
4. In accordance with Section 66411.1 of the Subdivision Map Act, if the applicant requests a deferral of the construction of any on or off site improvements required by the conditional approval of a tentative parcel map, the Parcel Map shall contain a note stating the construction of improvements required by the conditional approval of a submitted tentative parcel map shall be completed before any permit or other grant of approval for development of the parcels shown on the Parcel Map is approved and/or issued.
5. The existing roadways which provide access to the subject property (Cramer Lane and Jordanna Lane) shall be improved to the standard of an "Unpaved Rural Street" in accordance with Section 16.32.090(4) of the Lassen County Code. Construction of "Unpaved Rural Streets" shall be in conformance with the standards for Road Section Number Four (4) of Section 16.32.110 of the Lassen County Code and shall be privately maintained in accordance with Section 845 of the California Civil Code. This standard shall apply from Conservation Center Road, County Road No. 215, to the westerly terminus of Jordanna Lane.

6. A Registered Civil Engineer shall certify that Cramer Lane and Jordanna Lane have been constructed to the standard of an "Unpaved Rural Street", as specified in Sections 16.32.090(4) and 16.32.110 of the Lassen County Code. This certification shall also specify that any drainage concerns have been addressed so as to not adversely affect any adjoining properties.
7. The applicant shall enter into a private Road Maintenance Agreement, in accordance with Section 845(b) of the California Civil Code, for the privately maintained roadway known as Jordanna Lane. This document shall be submitted to the Planning and Building Services Department for review and approval prior to its concurrent recordation with Parcel Map No. 2018-006 in the Official Records of Lassen County. Cramer Lane currently has a recorded Road Maintenance Agreement in place as recorded in Book 688, Page 001, of the Official Records of Lassen County.
8. Owner(s), owner's agent(s) or applicant shall provide information and/or required documentation to demonstrate the project meets all applicable requirements established by the California Subdivision Map Act and Lassen County Code. The applicant shall also provide documentation required to demonstrate that all conditions of approval for Parcel Map No. 2018-006 have been satisfied or fulfilled.
9. Owner(s), owner's agent(s) or applicant shall submit a preliminary copy of the Parcel Map meeting the requirements of Chapter 2, Article 3, Sections 66444-66450 of the Subdivision Map Act and Lassen County Code, Chapter 16.20, Sections 16.20.170 and 16.20.180, to the Lassen County Surveyor for review and approval. The Parcel Map shall reference and show all easements of record, or any created or offered for dedication, including those shown on the tentative parcel map for Parcel Map No. 2018-006, which affect the parcel being subdivided or those being created. This review submittal shall also include the following:
 - (a) A current Condition of Title report for the property shown on the tentative parcel map submitted for Parcel Map No. 2018-006.
 - (b) All information required by Lassen County Code, Chapter 16.20, Sections 16.20.180 and 16.20.190.
 - (c) An index of specific recorded survey maps (i.e. Records of Surveys, Parcel Maps, Subdivision Maps, G.L.O. Plats and field notes) used to prepare the Parcel Map.
 - (d) Copies of other maps, documents and data used to prepare the Parcel Map if unavailable in the Lassen County Surveyor's Office.
 - (e) All fees required for this review.

10. After the Parcel Map, including its form and content, have been determined to be acceptable by the County Surveyor, in accordance with Lassen County Code, Section 16.20.200, and all conditions of the conditional approval of the tentative parcel map submitted for Parcel Map No. 2018-006 have been acceptably met, the owner(s), owner's agent(s) or applicant shall submit an original mylar of the Parcel Map, corrected to its approved final form and signed by all parties required to execute the certificates on the map, to the County Surveyor for recording in the office of the Lassen County Recorder in accordance with Lassen County Code, Sections 16.20.210 and 16.20.220. This submittal of the Parcel Map shall also include any documents which are required to be recorded concurrently with the Parcel Map. A Parcel Map Guarantee shall also be submitted along with the appropriate fees necessary to the record the Parcel Map and any related documents.
11. If there are any Deeds of Trust on the property, either the Trustee or the Beneficiary shall sign a certificate statement on the Parcel Map approving of the subdivision and the recording of the Parcel Map in accordance with Section 66445(e) of the Subdivision Map Act and Section 16.20.180(3)(B) of the Lassen County Code.
12. Prior to recordation of Parcel Map No. 2018-006, documentation shall be provided to the Lassen County Surveyor's Office which demonstrates that the Lassen County Tax Collector is satisfied that all current and delinquent property taxes have been paid, including funds deposited that are equivalent to all estimated taxes which have become a lien not yet due or payable, for all parcels involved in the proposed land division.

Respectfully submitted,



Don Willis, L.S. 7742
Lassen County Surveyor

DEPARTMENT of PUBLIC WORKS

County of Lassen



LARRY MILLAR, Director
Public Works/Road/Transportation
County Engineer

RECEIVED

DEC 06 2018

*Lassen County Department of
Planning and Building Services*


707 Nevada Street, Suite 4
Susanville, CA 96130

☎ 530) 251-8288
FAX: (530) 251-2675

TAC
2018/353

TO: County Planning and Building Services

FROM:


Larry Millar
Department of Public Works, Road Department

SUBJECT: Parcel Map # 2018-006, Raymond D. & Rebecca I. Jones
Technical Advisory Meeting, December 6, 2018

FINDINGS: Current access is by way of Jordanna Lane and Cramer Lane both of which are private roads not in the County Maintained Road System.

Access to Parcel 2 may also be possible from Center Road, County Road 215, which is in the County Maintained Road System.

CONDITIONS: Obtain Encroachment Permit from Lassen County Department of Public Works/Road for any proposed access off Center Road, County Road 215.



DEPARTMENT OF FORESTRY AND FIRE PROTECTION

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

RECEIVED

DEC 06 2018

*Lassen County Department of
Planning and Building Services*



December 6, 2018

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: Parcel Map #2018-006, Raymond D. & Rebecca I. Jones

Findings:

1. The parcel is located in the Susan River Fire Protection District.
2. The parcel 1 is located in the SRA (State Responsibility Area). Parcel 2 is located in the SRA and the LRA (Local Responsibility Area)
3. The areas of parcel 1 and parcel 2 located in the SRA are in a Moderate Fire Hazard Severity Zone.

Conditions:

1. If future development is initiated or occurs it will be subject to the California Board of Forestry and Fire Protection SRA Fire Safe Regulations, as of January 1, 2016.

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

RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION
APPROVING TENTATIVE PARCEL MAP #2018-006, RAYMOND D. & REBECCA
I. JONES

WHEREAS, the Planning Commission of Lassen County, after due notice and a public hearing held on January 2, 2019, has considered Tentative Parcel Map #2018-006, Raymond D. & Rebecca I. Jones, to allow for the division of a single 185 acre parcel into two parcels pursuant to Lassen County Code Section 18.108.250 (Segregation of Homesites in Agricultural Zones); Parcel 1 (“homesite” parcel) is 20 acres (as shown on the tentative parcel map) and Parcel 2 is 165 acres. The parcel is located at 705-505 Jordanna Lane in Susanville CA, approximately 1,400 feet north of Center Road (County Road A-27). APN: 116-070-69; and

WHEREAS, the Environmental Review Officer of the County of Lassen has determined that this proposal is exempt from the California Environmental Quality Act under Section 15300.4 of the Guidelines.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Lassen County Planning Commission finds that the project, as conditioned, will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or to the general welfare.
3. The Lassen County Planning Commission hereby adopts the Technical Advisory Committee (TAC) recommended findings made on December 6, 2018, and contained in January 2, 2019, Planning Commission Staff Report, including the findings required by section 16.20.070 of the Lassen County Code.
4. The Planning Commission hereby concurs with the Environmental Review Officer that the project qualifies for exemption, pursuant to Section 15300.4 of the California Environmental Quality Act Guidelines.
5. The Planning Commission hereby approves Parcel Map #2018-006, Raymond D. & Rebecca I. Jones, subject to the conditions of approval attached hereto as “Exhibit A”.

RESOLUTION NO. _____

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the 2nd day of January, 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

PARCEL MAP #2018-006, Raymond D. & Rebecca I. Jones

1. 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 identified cultural resources to a less than significant level.
2. Prior to the division being effective, the owner or owners of the property included in the approved subdivision shall execute and cause to be recorded in the office of the recorder of Lassen County a restriction binding upon the original owners and their heirs, successors and assigns, which disallows additional homesites to be segregated, pursuant to this section, from the property until at least ten years has elapsed from the date of recordation of the subdivision instrument. (Ord. 467-AC § 28 (part), 2003; Ord. 467-C, 1986; Ord. 467 § 66 (part), 1984).
3. Owner(s), owner's agent(s) or applicant shall satisfy and the project shall meet all applicable requirements provided by law.
4. The parcel shall be subdivided as shown on the revised tentative parcel map for Parcel Map No. 2018-006 that was submitted on October 24, 2018. The tentative parcel map had originally been submitted by the applicant on October 23, 2018.
5. Owner shall cause a field survey of the property shown on the tentative map submitted for Parcel Map No. 2018-006 to be completed in accordance with Section 66448 of the Subdivision Map Act and Section 16.20.160 of the Lassen County Code.
6. In accordance with Section 66411.1 of the Subdivision Map Act, if the applicant requests a deferral of the construction of any on or off site improvements required by the conditional approval of a tentative parcel map, the Parcel Map shall contain a note stating the construction of improvements required by the conditional approval of a submitted tentative parcel map shall be completed before any permit or other grant of approval for development of the parcels shown on the Parcel Map is approved and/or issued.
7. The existing roadways which provide access to the subject property (Cramer Lane and Jordanna Lane) shall be improved to the standard of an "Unpaved Rural Street" in accordance with Section 16.32.090(4) of the Lassen County Code. Construction of "Unpaved Rural Streets" shall be in conformance with the standards for Road Section Number Four (4) of Section 16.32.110 of the Lassen County Code and shall be privately maintained in accordance with Section 845 of the California Civil Code. This standard shall apply from Conservation Center Road, County Road No. 215, to the westerly terminus of Jordanna Lane.
8. A Registered Civil Engineer shall certify that Cramer Lane and Jordanna Lane have been constructed to the standard of an "Unpaved Rural Street", as specified in Sections

RESOLUTION NO. _____

16.32.090(4) and 16.32.110 of the Lassen County Code. This certification shall also specify that any drainage concerns have been addressed so as to not adversely affect any adjoining properties.

9. The applicant shall enter into a private Road Maintenance Agreement, in accordance with Section 845(b) of the California Civil Code, for the privately maintained roadway known as Jordanna Lane.
10. This document shall be submitted to the Planning and Building Services Department for review and approval prior to its concurrent recordation with
11. Parcel Map No. 2018-006 in the Official Records of Lassen County. Cramer Lane currently has a recorded Road Maintenance Agreement in place as recorded in Book 688, Page 001, of the Official Records of Lassen County.
12. Owner(s), owner's agent(s) or applicant shall provide information and/or required documentation to demonstrate the project meets all applicable requirements established by the California Subdivision Map Act and Lassen County Code. The applicant shall also provide documentation required to demonstrate that all conditions of approval for Parcel Map No. 2018-006 have been satisfied or fulfilled.
13. Owner(s), owner's agent(s) or applicant shall submit a preliminary copy of the Parcel Map meeting the requirements of Chapter 2, Article 3, Sections 66444-66450 of the Subdivision Map Act and Lassen County Code, Chapter 16.20, Sections 16.20.170 and 16.20.180, to the Lassen County Surveyor for review and approval. The Parcel Map shall reference and show all easements of record, or any created or offered for dedication, including those shown on the tentative parcel map for Parcel Map No. 2018-006, which affect the parcel being subdivided or those being created. This review submittal shall also include the following:
 - (a) A current Condition of Title report for the property shown on the tentative parcel map submitted for Parcel Map No. 2018-006.
 - (b) All information required by Lassen County Code, Chapter 16.20, Sections 16.20.180 and 16.20.190.
 - (c) An index of specific recorded survey maps (i.e. Records of Surveys, Parcel Maps, Subdivision Maps, G.L.O. Plats and field notes) used to prepare the Parcel Map.
 - (d) Copies of other maps, documents and data used to prepare the Parcel Map if unavailable in the Lassen County Surveyor's Office.
 - (e) All fees required for this review.
14. After the Parcel Map, including its form and content, have been determined to be acceptable by the County Surveyor, in accordance with Lassen County Code, Section 16.20.200, and all conditions of the conditional approval of the tentative parcel map submitted for Parcel Map No. 2018-006 have been acceptably met, the owner(s), owner's agent(s) or applicant shall submit an original mylar of the Parcel Map, corrected to its approved final form and signed by all parties required to execute the certificates on the

RESOLUTION NO. _____

map, to the County Surveyor for recording in the office of the Lassen County Recorder in accordance with Lassen County Code, Sections 16.20.210 and 16.20.220. This submittal of the Parcel Map shall also include any documents which are required to be recorded concurrently with the Parcel Map. A Parcel Map Guarantee shall also be submitted along with the appropriate fees necessary to the record the Parcel Map and any related documents.

15. If there are any Deeds of Trust on the property, either the Trustee or the Beneficiary shall sign a certificate statement on the Parcel Map approving of the subdivision and the recording of the Parcel Map in accordance with Section 66445(e) of the Subdivision Map Act and Section 16.20.180(3)(B) of the Lassen County Code.
16. Prior to recordation of Parcel Map No. 2018-006, documentation shall be provided to the Lassen County Surveyor's Office which demonstrates that the Lassen County Tax Collector is satisfied that all current and delinquent property taxes have been paid, including funds deposited that are equivalent to all estimated taxes which have become a lien not yet due or payable, for all parcels involved in the proposed land division.
17. Obtain an encroachment permit from the Lassen County Department of Public Works/Road for any proposed access off Center Road, County Road 215.
18. If future development is initiated or occurs, it will be subject to the California Board of Forestry and Fire protection SRA Fire Safe Regulations, as of January 1, 2016.

RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION
DISSAPPROVING PARCEL MAP APPLICATION #2018-006, RAYMOND D. &
REBECCA I. JONES

WHEREAS, the Planning Commission of Lassen County, after due notice and a public hearing held on January 2, 2019, has considered Tentative Parcel Map #2018-006, Raymond D. & Rebecca I. Jones, to allow for the division of a single 185 acre parcel into two parcels pursuant to Lassen County Code Section 18.108.250 (Segregation of Homesites in Agricultural Zones); Parcel 1 (“homesite” parcel) is 20 acres (as shown on the tentative parcel map) and Parcel 2 is 165 acres. The parcel is located at 705-505 Jordanna Lane in Susanville CA, approximately 1,400 feet north of Center Road (County Road A-27). APN: 116-070-69; and

WHEREAS, the Environmental Review Officer has determined that projects disapproved by the Planning Commission are not subject to the California Environmental Quality Act Guidelines pursuant to Sections 15061(b)(4) and 15270(a) of the Guidelines.

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) The proposed project is inconsistent with the *Lassen County General Plan, 2000*.
 - b) The project would be detrimental to the health, welfare, safety, peace, morals, comfort, and general welfare of persons living in the neighborhood of said project.
3. Projects disapproved by the Planning Commission are not subject to the California Environmental Quality Act Guidelines pursuant to Sections 15061(b)(4) and 15270(a) of the Guidelines.

The Planning Commission hereby disapproves Parcel Map application #2018-006, Raymond d. & Rebecca I. Jones.

Resolution No. _____

PASSED AND ADOPTED on January 2, 2019, at a regular meeting of the Planning Commission, County of Lassen, State of California by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

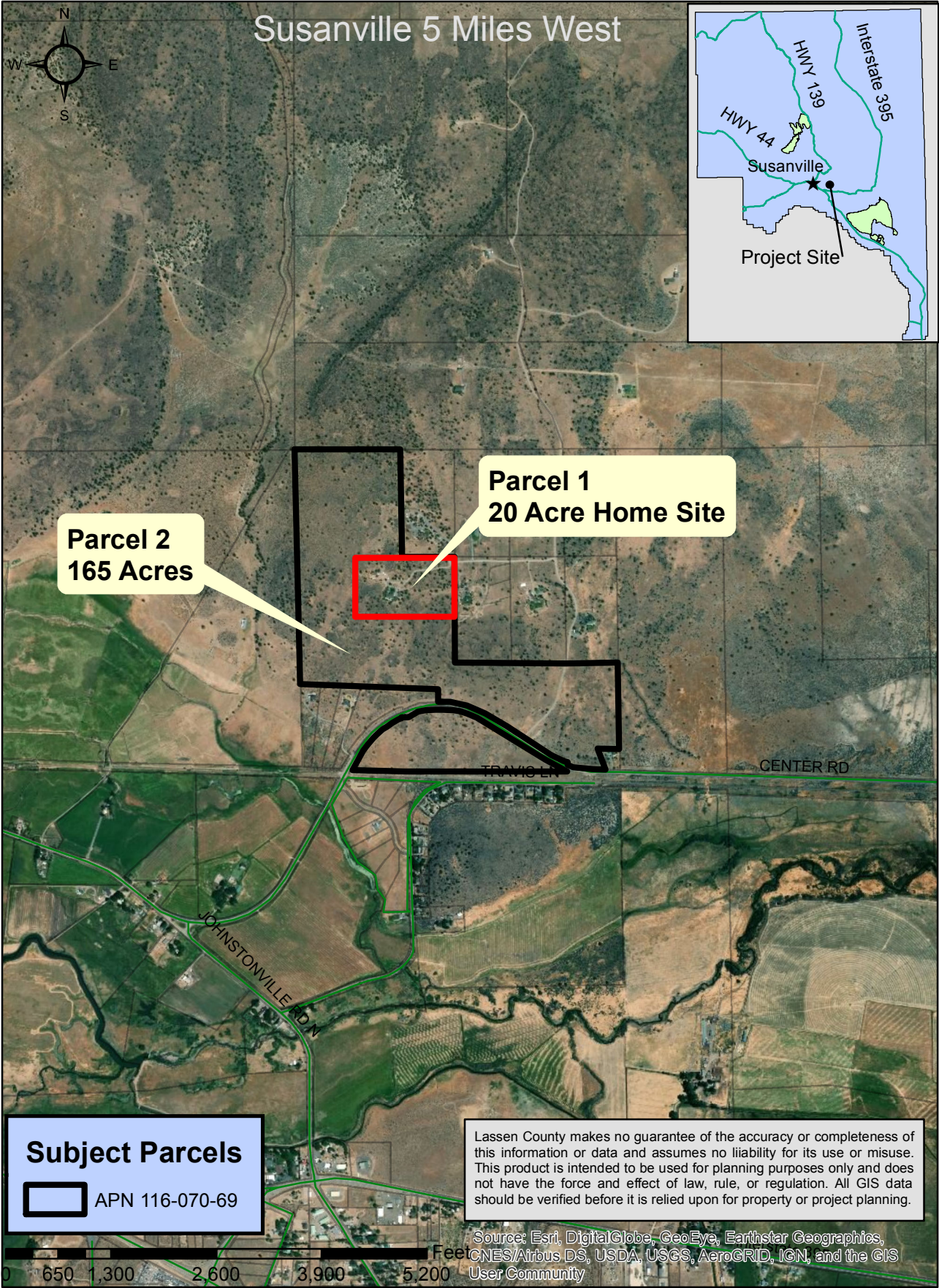
ABSENT: _____

Chairman
Lassen County Planning Commission

ATTEST:

Maurice L. Anderson, Secretary
Lassen County Planning Commission

PARCEL MAP #2018-006, JONES



Kelly Mumper

From: Kelly Mumper
Sent: Wednesday, October 24, 2018 1:05 PM
To: '(null) skipjones'
Cc: Don Willis
Subject: RE: Jones segregation of homesite

Skip, thanks for the quick response!

Kelly

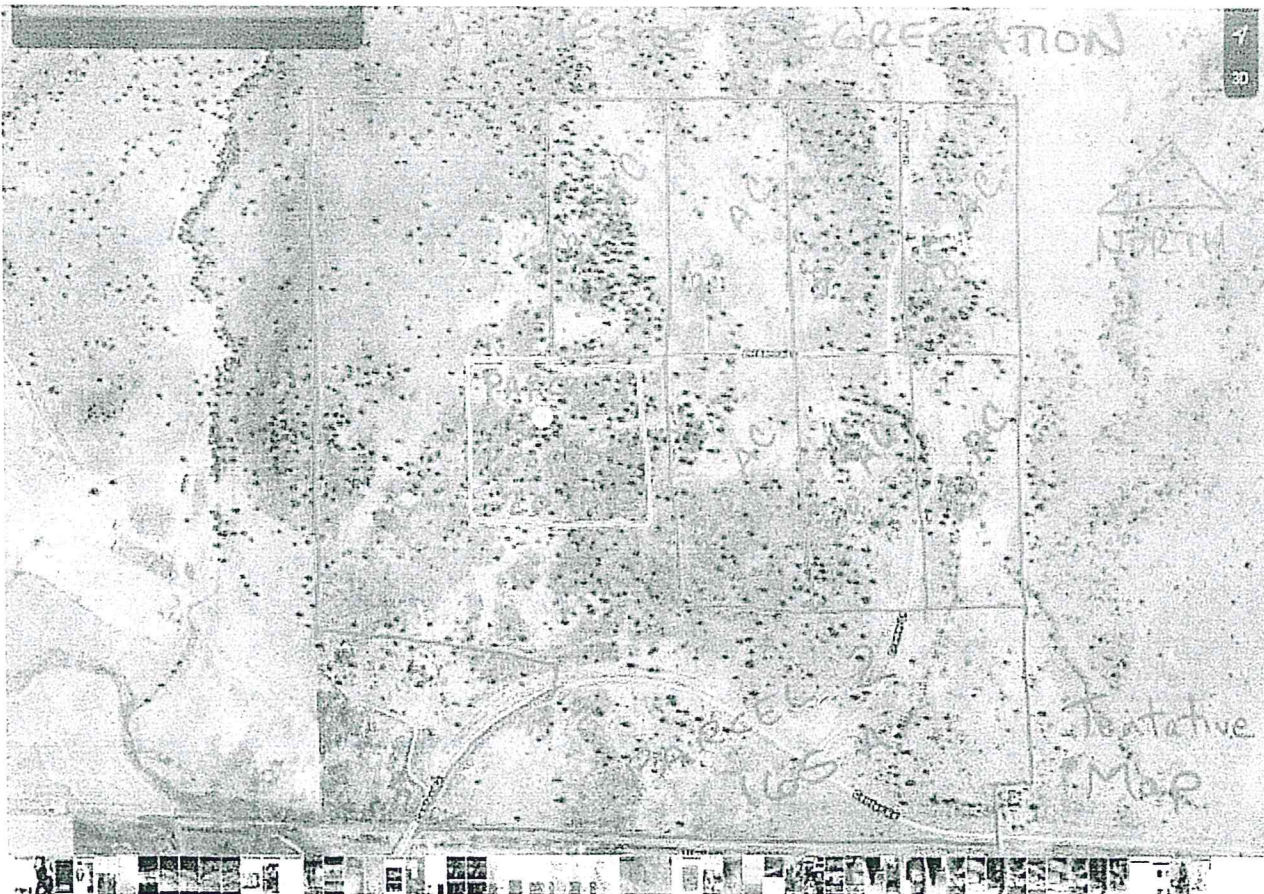
From: (null) skipjones <skipjones@frontier.com>
Sent: Wednesday, October 24, 2018 12:02 PM
To: Kelly Mumper <kmumper@co.lassen.ca.us>
Subject: Jones segregation of homesite

Kelly
Revised drawing

• Camera 12:55:27 Wed Oct 24

October 19
10:04 AM

• LTE 100% 100%



Skip Jones



TENTATIVE PARCEL MAP/SUBDIVISION APPLICATION

RECEIVED

FILING FEE: \$754 PARCEL MAP; \$913 AND \$56 PER LOT SUBDIVISION OCT 23 2018

DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

(530) 251-8269 · (530) 251-8373 (fax)

www.co.lassen.ca.us

Lassen County Department of
Planning and Building Services

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

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

FILE NO. PM#2018-006

Property Owner/s	Property Owner/s
Name: SKIP JONES	Name:
Mailing Address: 705-505 Jordanna Lane	Mailing Address:
City, ST, Zip: Susanville, CA - 96130	City, ST, Zip:
Telephone: 530 257-8279 Fax: 530 257-8277	Telephone: Fax:
Email: skipjones@frontier.com	Email:

Applicant/Authorized Representative*	Agent (Land Surveyor/Engineer/Consultant)
Same as above: <input checked="" type="checkbox"/>	Correspondence also sent to: <input type="checkbox"/>
Name:	Name:
Mailing Address:	Mailing Address:
City, ST, Zip:	City, ST, Zip:
Telephone: Fax:	Telephone: Fax:
Email:	Email: License #:

Project Address or Specific Location: 705-505 Jordanna Lane, Susanville, CA	
Deed Reference: Book: Page: Year: Doc#:	
Zoning: U.C.	General Plan Designation:
Parcel Size (acreage): 1.85	Section: Township: Range:

Assessor's Parcel Number(s): 1160-070-69	- -	- -
--	-----	-----

<input type="checkbox"/> Subdivision (5 or more parcels created)
Number of Parcels: Parcel Size Range: (acres or square feet). Use:
<input type="checkbox"/> Parcel Map (4 or fewer parcels created)
Parcel No. 1 Size: 20 (acres or square feet). Uses: Residential
Parcel No. 2 Size: 165 (acres or square feet). Uses:
Parcel No. Size: (acres or square feet). Uses:
Parcel No. Size: (acres or square feet). Uses:

SIGNATURE OF PROPERTY OWNER(S): I HEREBY ACKNOWLEDGE THAT: I have read this application and state that the information given is both true and correct to the best of my knowledge. I agree to comply with all County ordinances and State laws concerning this application.	*SIGNATURE OF APPLICANT/AUTHORIZED REPRESENTATIVE (Representative may sign application on behalf of the property owner only if Letter of Authorization from the owner/s is provided).
Date: 10/23/18	Date:
Date:	Date:

See associated process form for required attachments.

1. Multiple (secondary) access provided for emergency fire equipment and shown on the Tentative Map:
___ Yes ☒ No. Explain reason for lack of multiple access (e.g. parcels over forty acres, parcels front a publicly maintained road, etc.; see Lassen County Code Section 9.16.102): _____
2. Proposed Water Source: ___ Public System ☒ Private System
Explain WELL - Existing _____
3. Method of Sewage Disposal: ___ Public System ☒ Private System
Explain SEPTIC - Existing _____
4. List All Recorded Access and Utility Easements: _____
5. Does the Owner Own Other Land Near the Project Site? ☒ No ___ Yes APN(s) _____