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## PLANNING COMMISSION MEETING September 5, 2018

FILE NUMBER: 2018-004  
PROPERTY OWNER: Daniel and Mary Egan Revocable Trust  
TYPE OF APPLICATION: Parcel Map (Segregation of Homesite)

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LASSEN COUNTY PLANNING COMMISSION  
STAFF REPORT  
September 5, 2018

FILE NUMBER:	Parcel Map #2018-004
PROPERTY OWNER:	Daniel and Mary Egan Revocable Trust
TYPE OF APPLICATION:	Tentative Parcel Map (Segregation of Homesite)
GENERAL LOCATION:	465-575 Elysian Creek Way in Janesville CA
ASSESSOR'S PARCEL NUMBER:	129-020-59, 129-020-78, 129-020-79
PROJECT SITE ZONING:	U-C-2-A-P
GENERAL PLAN:	"Intensive Agriculture" pursuant to the <i>Lassen County General Plan, 2000</i> and the <i>Janesville Planning Area Amendments, 1993</i> .
ENVIRONMENTAL DOCUMENT:	Exempt under Section 15300.4 of the CEQA Guidelines.
ASSIGNED STAFF:	Kelly Mumper, Associate Planner

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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.

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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

PROJECT DESCRIPTION: Proposal to divide a single 112.41 acre parcel into one parcel and a remainder pursuant to Lassen County Code Section 18.108.250 (Segregation of Homesites in Agricultural Zones); Resultant Parcel A ("homesite" parcel) is 10.12 acres (as shown on the Tentative Parcel Map) and the remainder is 102.29 acres (as shown on the Tentative Parcel Map).

PROJECT SITE CHARACTERISTICS: The parcel is located at 465-575 Elysian Creek Way in Janesville California, approximately 1.5 miles northwest of Wingfield Road North. As indicated by the Lassen County Surveyor in his memorandum to the Technical Advisory Committee (TAC), Assessor Parcel Numbers (APN) 129-020-59, 129-020-78, 129-020-79 together constitute one legal parcel. Both proposed Parcel A and the remainder are located within a FEMA "Zone X" area and are not located in an identified floodplain (Panel #06035C2225D, 9/3/10). The parcel is zoned U-C-2-A-P (Upland Conservation/Resource Management District, Agricultural Preserve Combining District) and has a land use designation of "Intensive Agriculture" pursuant to the *Lassen County General Plan, 2000* and the *Janesville Planning Area Amendments, 1993*. APN(s) 129-020-78 and 79 (the remainder) are restricted

by a Land Conservation Act (Williamson Act) contract. APN 129-020-59 (the segregated parcel) is not restricted by a Williamson Act contract.

Existing improvements on Parcel A include a single family residence, detached garage, septic system, and well. The remainder 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 Elysian Valley Creek Way (a private road), recorded as Instrument Numbers 2004-02144 and 2003-02396. Legal access to the proposed parcel is provided by Indians Road (County Road 224).

SURROUNDING PROPERTY CHARACTERISTICS AND ZONING: The surrounding parcels range in size from 8.7 – 628 acres. Vegetation on the neighboring properties is similar to that of the subject parcel.

	<b>Zoning</b> (see notes at bottom)	<b>Parcel Size (acres)</b>	<b>Land Use Designation</b> ( <i>Lassen County General Plan, 2000</i> and the <i>Janesville Planning Area</i> <i>Amendments, 1993</i> )
<b>North</b>	O-S*	154.2	“Open Space”
<b>East</b>	U-C-2-A-P**	293.9	“Intensive Agriculture”
<b>South</b>	O-S/T-P-Z***	628/159	“Open Space/ General Forest Environment”
<b>West</b>	T-P-Z/A-2-B-19****	202/29	“General Forest Environment/Rural Residential”

\*O-S (Open Space District).

\*\*U-C-2-A-P (Upland Conservation/Resource Management District, Agricultural Preserve Combining District).

\*\*\*T-P-Z (Timber Production Zone District).

\*\*\*\*A-2-B-19 (Agricultural Residential, 19 Acre Building Site 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.

SEGERATION OF HOMESITE (Lassen County Code Section 18.108.250):

In the U-C-2 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 remainder meets the minimum parcel size (80 acres) of the U-C-2-A-P 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 the remainder, as no modification or changes are being made to the use of the remainder. Further, as required by the above code section, the remainder will be restricted from further division for at least ten years (see condition 2 of Exhibit A), however the remainder is currently too small to propose another segregation, even after ten years. This is because the remainder is restricted by a Williamson Act contract, and the Williamson Act requires the segregated parcel to be at least 40 acres in size (thus a minimum 120-acre parcel is required for a segregation of homesite in the U-C-2-A-P zoning District, when restricted by a Williamson Act contract). Again, the parcel segregated with this application is not in a Williamson Act contract and is therefore not subject to the 40-acre requirement (and thus a 10.12 acre segregated parcel is allowed).

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 August 2, 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-2-A-P zoning (pursuant to the Segregation of Homesite provisions) and the *Lassen County General Plan, 2000*.

TECHNICAL ADVISORY COMMITTEE  
RECOMMENDED FINDINGS AND CONDITIONS  
August 2, 2018  
Parcel Map #2018-004

Parcel Maps:

- ☒ County Planning Director
- ☒ County Public Works Director (Not Present, Memorandum Submitted)
- ☒ County Surveyor
- ☒ County Sanitarian
- ☒ County Fire Warden





County of Lassen  
Department of Planning and Building Services

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

July 27, 2018

Maurice L. Anderson, Director  
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Zoning & Building  
Inspection Requests  
Phone: 530 257-5263

TO: Technical Advisory Committee  
Agenda Date: August 2, 2018

FROM: Maurice L. Anderson, Director

RE: **PARCEL MAP #2018-004, Daniel and Mary Egan Revocable Trust**, proposal to divide a single 112.5 acre parcel into one parcel and a remainder pursuant to Lassen County Code Section 18.108.250 (Segregation of Homesites in Agricultural Zones); Resultant Parcel A ("homesite" parcel) is 10.12 acres (as shown on the tentative parcel map) and the remainder is 102.38 acres. The parcels are zoned U-C-2-A-P (Upland Conservation/Resource Management District, Agricultural Preserve Combining District) and have a land use designation of "Intensive Agriculture" pursuant to the *Lassen County General Plan, 2000* and the *Janesville Planning Area Amendments, 1993*. 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 465-575 Elysian Creek Way in Janesville CA, approximately 1.5 miles northwest of Wingfield Road North. APNS(S): 129-020-59, 129-020-78, 129-020-79. Staff Contact: Kelly Mumper, 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(S) 129-020-59, 129-020-78, 129-020-79, constitute one legal parcel.
2. APN 129-020-80 is not included in this proposal.
3. The subject parcel is zoned U-C-2-A-P (Upland Conservation/Resource Management District, Agricultural Preserve Combining District) and have a land use designation of "Intensive Agriculture" pursuant to the *Lassen County General Plan, 2000* and the *Janesville Planning Area Amendments, 1993*.
4. Neither the land use designation nor zoning is affected by the parcel map.
5. The applicant proposes to divide a single 112.5 acre parcel into one parcel and a remainder pursuant to Lassen County Code Section 18.108.250 (Segregation of Homesites in Agricultural Zones).
6. The proposed parcel sizes are consistent with the zoning and land use designation.
7. Existing improvements on Parcel A include a single family residence, detached garage, septic system, and well. The Remainder Parcel has no improvements.

8. The proposed parcel has physical access by Elysian Valley Creek Way (a private road with access recorded as instrument number (2004-02144 and 2003-02396). Legal access to the proposed parcel is provided by Indians Road (County Road 224).
9. Proposed Parcel A and the remainder are located within a FEMA “Zone X” area and are not located in an identified floodplain (Panel #06035C2225D, 9/3/10). Site vegetation includes small understory grasses, sagebrush, and a few mature trees.
10. Lassen County Code Chapter 16.20 et seq establishes the regulations regarding approval of tentative parcel maps.
11. 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).

# DEPARTMENT of PUBLIC WORKS

County of Lassen



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

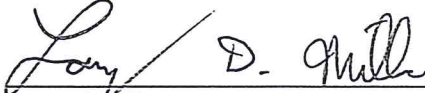
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TAC  
2018/235

**TO:** County Planning and Building Services

**FROM:**

  
Larry Millar  
Department of Public Works, Road Department

**SUBJECT:** Parcel Map # 2018-004, Daniel and Mary Egan Revocable Trust  
Technical Advisory Meeting, August 2, 2018

**FINDINGS:** Current access is by way of Elysian Valley Way/Elysian Creek Way which is a private road which is not in the County Maintained Road System. Access to Parcel A is being proposed from Indians Road, County Road 224, which is in the County Maintained Road System. Access for the Remainder parcel may also be from Elysian Valley Road, County Road 219, which is in the County Maintained Road System.

**CONDITIONS:** Obtain Encroachment Permits from Lassen County Department of Public Works/Road for ingress/egress onto Indians Road, County Road 224 and Elysian Valley Road, County Road 219 prior to any development or access.





## County of Lassen

### Department of Planning and Building Services

• Planning

• Building Permits

• Code Enforcement

• Surveyor

• Surface Mining

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July 27, 2018

**Zoning & Building**

**Inspection Requests**

Phone: 530 257-5263

TO: Technical Advisory Committee  
Agenda Date: August 2, 2018

FROM: Don Willis, Lassen County Surveyor

SUBJECT: Parcel Map No. 2018-004 – Daniel and Mary Egan, et al.

#### LASSEN COUNTY SURVEYOR FINDS AS FOLLOWS:

1. The parcel to be considered as shown on the tentative parcel map submitted on July 10, 2018 with application for Parcel Map No. 2018-004 is owned by Daniel L. Egan and Mary K. Egan, Trustees of the Daniel L. Egan and Mary K. Egan Revocable Trust dated April 25, 2014 and Richard C. Egan and Holly S. Egan, Trustees of the Egan Family Trust of 2006, dated April 4, 2006 and Joseph P. Egan and Dawn E. Egan, Co-Trustees of the Joseph & Dawn Egan Family Trust Agreement, dated December 14, 2017, per that certain Grant Deed recorded on December 29, 2017 as Document No. 2017-05711 of the Official Records of Lassen County, California.
2. The legal description shown in the vesting deed in Findings Item Number One describes the property as Parcels A and B as shown on "Record of Survey 08-28-04 showing Lot Line Adjustment No. 2004-81 for Carl and Linda Smid" which was filed on September 24, 2004 in the Office of the Lassen County Recorder in Book 39 of Maps at Page 28. Note that only Parcel A is a part of the proposed land division represented by Parcel Map No. 2018-004.
3. The subject parcel (Parcel A of said Record of Survey 08-28-04) is located in portions of Sections 1, 2 and 12, Township 28 North, Range 12 East, Mount Diablo Base and Meridian, in Lassen County, California. This parcel is represented by Assessor's Parcel Numbers 129-020-59, 129-020-78 and 129-020-79.
4. The underlying legal parcel of the subject property described above was created as a result of Lot Line Adjustment No. 2004-81 as approved by the Lassen County Technical Advisory Committee on August 11, 2004. This project created two separate legal parcels and the Certificate of Lot Line Adjustment document was recorded on September 24, 2004 as Document No. 2004-09173 of the Official Records of Lassen County. The subject property is described as Resultant Parcel A in said Certificate of Lot Line Adjustment document.
5. The tentative parcel map submitted for Parcel Map No. 2018-004 shows the proposed division will create a 10.12 acre parcel labeled as Parcel A and a 102.29 acre parcel labeled as a Remainder. Parcel A is represented by Assessor's Parcel Number



129-020-59 and the Remainder is represented by Assessor's Parcel Numbers 129-020-78 and 129-020-79. A Segregation of Homesite has been requested for the 10.12 acre parcel in accordance with Section 18.108.250 of the Lassen County Code.

6. The tentative parcel map submitted for Parcel Map No. 2018-004 shows access to the subject parcels by way of Elysian Valley Way, also known as Elysian Creek Way. This roadway is a private road and is not within the Lassen County maintained road system. The tentative parcel map does not show that Indians Road, County Road No. 224, adjoins proposed Parcel A and could serve as legal access. A portion of the Northerly boundary line of proposed Parcel A falls within the right-of-way of said Indians Road as shown on Parcel Map No. 10-2-75, recorded at Book 10 of Maps, Pages 190-191, of the Official Records of Lassen County. This is demonstrated by the location of the East one-quarter of Section 2, Township 28 North, Range 12 East, Mount Diablo Base and Meridian, which is shown as being within the right-of-way of said Indians Road. This corner represents the Northwest corner of proposed Parcel A as shown on the submitted tentative map. Interestingly, there appear to be two different record positions for the East one-quarter corner of said Section 2 as noted at 30 Maps 22 and 39 Maps 28 of the Official Records. The two record positions are approximately 43 feet apart, however a portion of the Northerly boundary line of proposed Parcel A would be located within the right-of-way of said Indians Road regardless of which position is selected. A site visit made on July 26, 2018 confirmed that the Northwest corner of proposed Parcel A does appear to fall within the right-of-way of said Indians Road.
7. It appears that the access currently being used for the subject property is via Elysian Creek Way. There have been several easements recorded to provide legal access to the property over said roadway. One of these easements is per Book 524, Page 895, of the Official Records of Lassen County. This easement provides for an approximately 40 foot long, 50 foot wide, non-exclusive easement for access and utility purposes over the Southerly portion of Parcel B of Parcel Map No. 10-2-75, as the same is recorded at Book 10 of Maps, Pages 190-191, of the Official Records of Lassen County. An additional recorded easement provides for a 20 foot wide easement from the Southerly boundary of said Parcel B to the Westerly boundary of proposed Parcel A, which was recorded as Document No. 2003-02396 of the Official Records of Lassen County. There is also an additional easement that provides legal access from Elysian Valley Road to the subject property which was recorded per Document No. 2004-02144 of the Official Records of Lassen County. This provides for a 20 foot wide easement from the Easterly boundary of proposed Parcel A to Elysian Valley Road, County Road No. 219. Although these easements have been recorded, they are not of sufficient width (with the exception of the 50 foot wide easement per Book 524, Page 895) to satisfy the current provisions of the Lassen County Code regarding proposed land divisions. However, these easements will not need to be utilized for the proposed division due to Indians Road, County Road No. 224, providing legal access to proposed Parcel A.
8. 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.

9. The requirements for the subdivision of land in Lassen County are established by Lassen County Code Title 16, Subdivisions.
10. The requirements for Parcel Maps in Lassen County are established by Lassen County Code, Chapter 16.20.
11. The requirements for a Segregation of Homesite in Lassen County are established by Lassen County Code Title 18, Zoning, Chapter 18.108, Special Provisions, Section 18.108.250.

**LASSEN COUNTY SURVEYOR RECOMMENDS THE FOLLOWING CONDITIONS  
FOR PARCEL MAP NO. 2018-004 (DANIEL AND MARY EGAN, ET AL.):**

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 tentative map (Daniel and Mary Egan Revocable Trust) submitted on July 10, 2018 for Parcel Map No. 2018-004.
3. Owner shall offer for dedication to the County of Lassen an easement for public road and public utility purposes over that portion of Indians Road, County Road No. 224, lying Southerly of the Northerly boundary line of proposed Parcel A and lying Easterly of the Westerly boundary line of proposed Parcel A.
4. Owner shall cause a field survey of the property shown on the tentative parcel map submitted for Parcel Map No. 2018-004 to be completed in accordance with Section 66448 of the Subdivision Map Act and Section 16.20.160 of the Lassen County Code.
5. 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 the tentative parcel map submitted for Parcel Map No. 2018-004, the Parcel Map shall contain a note stating the construction of improvements required by the conditional approval of the tentative parcel map submitted for Parcel Map No. 2018-004 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.
6. 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. 2018-004 have been satisfied or fulfilled.



7. Owner(s), owner's agent(s) or applicant shall submit a preliminary copy of the Parcel Map meeting the requirements of Article 3, Parcel Maps, 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 will 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. 2018-004, 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. 2018-004.
  - (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, GLO Maps 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.
8. 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. 2018-004 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.
9. 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)(A)(B) of the Lassen County Code.
10. A note shall be placed on the Parcel Map stating that "This land division is allowed pursuant to Lassen County Code, Section 18.108.250, Segregation of Homesites in



Agricultural Zones. No additional Homesites shall be segregated from this property until at least ten (10) years have elapsed from the date of recordation of this Parcel Map. This restriction shall be binding upon the original owners and their heirs, successors and assigns of the property shown on this Parcel Map”.

11. Prior to recordation of Parcel Map No. 2018-004, 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



# LASSEN COUNTY

## Health and Social Services Department

August 1, 2018

- ☐ **HSS Administration**  
336 Alexander Avenue  
Susanville, CA 96130  
(530) 251-8128
- ☐ **Grant and Loans Division**  
336 Alexander Avenue  
Susanville, CA 96130  
(530) 251-2683
- ☐ **Behavioral Health**  
555 Hospital Lane  
Susanville, CA 96130  
(530) 251-8108/8112  
  
**Chestnut Annex**  
1400-A & B Chestnut Street  
Susanville, CA 96130  
(530) 251-8112
- ☐ **Patients' Rights Advocate**  
1600 Chestnut Street  
Susanville, CA 96130  
(530) 251-8322
- ☐ **Public Health**  
1445 Paul Bunyan Road  
Susanville, CA 96130  
(530) 251-8183
- ☒ **Environmental Health**  
1445 Paul Bunyan Road  
Susanville, CA 96130  
(530) 251-8183
- ☐ **Community Social Services**  
336 Alexander Avenue  
Susanville, CA 96130  
  
**LassenWORKS**  
**Business & Career Network**  
PO Box 1359  
1616 Chestnut Street  
Susanville, CA 96130  
(530) 251-8152  
  
**Child & Family Services**  
1445 Paul Bunyan Road  
Susanville, CA 96130  
(530) 251-8277  
  
**Adult Services**  
**& Public Guardian**  
PO Box 429  
1600 Chestnut Street  
Susanville, CA 96130  
(530) 251-8158
- ☐ **HSS Fiscal**  
PO Box 1180  
Susanville, CA 96130  
(530) 251-2614

To: Technical Advisory Committee

From: Adrienne Walker  
Environmental Health Specialist II  
Lassen County Health Department

RE: Health Department Findings  
Parcel Map Application # 2018-004

### SANITARY SEWAGE DISPOSAL:

Sanitary sewage disposal is provided by onsite wastewater treatment systems for any residence. The submitted parcel map indicates, there is an existing dwelling and septic system on proposed parcel "A". Therefore, this department has determined no additional soils testing is required for the proposed subdivision.

### WATER SUPPLY AVAILABILITY:

Water shall be provided by domestic wells. The applicant must demonstrate that sufficient water for domestic use is located on parcel "A". This can be accomplished by either locating the existing domestic well or drilling a new one. Water analysis must be performed by a California certified laboratory. Analysis requirements are attached.



# **LASSEN COUNTY**

## **HEALTH AND SOCIAL SERVICES**

Administration • 545 Hospital Lane • Susanville, Ca 96130 • (530) 251-8128

Environmental Health • 1445 Paul Bunyan Rd. Suite B • Susanville, Ca 96130 • (530) 251-8528 • Fax 251-2668

### **PARCEL MAP WATER CHEMICAL ANALYSIS REQUIREMENTS:**

#### **GENERAL MINERAL:**

pH, Chloride, Iron, Manganese, Zinc, and T.D.S. (Total Dissolved Solids)

#### **INORGANIC CHEMICAL:**

Arsenic, Nitrate (as  $\text{NO}_3$ ), and Fluoride

### **PARCEL MAP WATER QUANTITY REQUIREMENTS:**

The applicant must demonstrate that there is adequate water available on the property for future development. This can be done by completing a pump flow test on an existing well that is indicative of water availability on the proposed lots. The flow test or well report must indicate that there is at least five gallons per minute yield.



## DEPARTMENT OF FORESTRY AND FIRE PROTECTION

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



August 2, 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 #2018-004, Daniel and Mary Egan Revocable Trust

Findings:

1. The parcels are in the Janesville Fire Protection District.
2. The parcels are in the SRA (State Responsibility Area)
3. The parcels are in a High Fire Hazard Severity Zone and 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.
  - a) All parcels must meet access, address signage and setbacks for all qualifying construction.

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 #2018-004, DANIEL AND MARY EGAN  
REVOCABLE TRUST

WHEREAS, the Planning Commission of Lassen County, after due notice and a public hearing held on September 5, 2018, has considered Tentative Parcel Map #2018-004, Daniel and Mary Egan Revocable Trust, to allow for the division of a single 112.41 acre parcel into one parcel and a remainder, pursuant to Lassen County Code Section 18.108.250 (Segregation of Homesites in Agricultural Zones); Resultant Parcel A (“homesite” parcel) is 10.12 acres (as shown on the tentative parcel map) and the remainder is 102.29 acres. The parcel is located at 465-575 Elysian Creek Way in Janesville CA, approximately 1.5 miles northwest of Wingfield Road North. Assessor Parcel Numbers: 129-020-59, 129-020-78, 129-020-79; 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 August 2, 2018, and contained in September 5, 2018, 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 #2018-004, Egan, 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 5th day of September, 2018, 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 #2018-004, Egan

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 tentative map (Daniel and Mary Egan Revocable Trust) submitted on July 10, 2018 for Parcel Map No. 2018-004.
5. Owner shall offer for dedication to the County of Lassen an easement for public road and public utility purposes over that portion of Indians Road, County Road No. 224, lying Southerly of the Northerly boundary line of proposed Parcel A and lying Easterly of the Westerly boundary line of proposed Parcel A.
6. Owner shall cause a field survey of the property shown on the tentative parcel map submitted for Parcel Map No. 2018-004 to be completed in accordance with Section 66448 of the Subdivision Map Act and Section 16.20.160 of the Lassen County Code.
7. 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 the tentative parcel map submitted for Parcel Map No. 2018-004, the Parcel Map shall contain a note stating the construction of improvements required by the conditional approval of the tentative parcel map submitted for Parcel Map No. 2018-004 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.
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. 2018-004 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 Article 3, Parcel Maps, 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 will 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. 2018-004, 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. 2018-004.
  - (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, GLO Maps 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. 2018-004 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)(A)(B) of the Lassen County Code.
12. A note shall be placed on the Parcel Map stating that "This land division is allowed pursuant to Lassen County Code, Section 18.108.250, Segregation of Homesites in Agricultural Zones. No additional Homesites shall be segregated from this property until at least ten (10) years have elapsed from the date of recordation of this Parcel Map. This restriction shall be binding upon the original owners and their heirs, successors and assigns of the property shown on this Parcel Map".
13. Prior to recordation of Parcel Map No. 2018-004, documentation shall be provided to the Lassen County Surveyor's Office which demonstrates that the Lassen County Tax



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

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.

14. 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, 2016.
  - a) All Parcels must meet access, address signage, and setbacks for all qualifying construction.
15. Water shall be provided by domestic wells. The applicant must demonstrate that there is adequate water available on the property for future development. This can be done by completing a pump flow test on an existing well that is indicative of water availability on the proposed lots. The flow test or well report must indicate that there is at least five gallons per minute yield.
16. Obtain an Encroachment Permit form the Lassen County Department of Public Works/Road Division for ingress and egress onto Indians Road, County Road 224 and Elysian Valley Road, County Road 219 prior to any development access.

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

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION  
DISSAPPROVING PARCEL MAP APPLICATION #2018-004, DANIEL AND MARY  
EGAN REVOCABLE TRUST

WHEREAS, the Planning Commission of Lassen County, after due notice and a public hearing conducted September 5, 2018, has considered Parcel Map Application #2018-004, Daniel and Mary Egan Revocable Trust, to allow for the division of a single 112.41 acre parcel into one parcel and a remainder pursuant to Lassen County Code Section 18.108.250 (Segregation of Homesites in Agricultural Zones); Resultant Parcel A (“homesite” parcel) is 10.12 acres (as shown on the tentative parcel map) and the remainder is 102.29 acres. The parcel is located at 465-575 Elysian Creek Way in Janesville CA, approximately 1.5 miles northwest of Wingfield Road North. Assessor Parcel Numbers: 129-020-59, 129-020-78, 129-020-79; 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(4) and 15270(a) of the Guidelines.
4. The Planning Commission hereby disapproves Parcel Map application #2018-004, Daniel and Mary Egan revocable trust.



Resolution No. \_\_\_\_\_

PASSED AND ADOPTED on September 5, 2018, at a regular meeting of the Planning Commission, County of Lassen, State of California by the following vote:

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

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

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

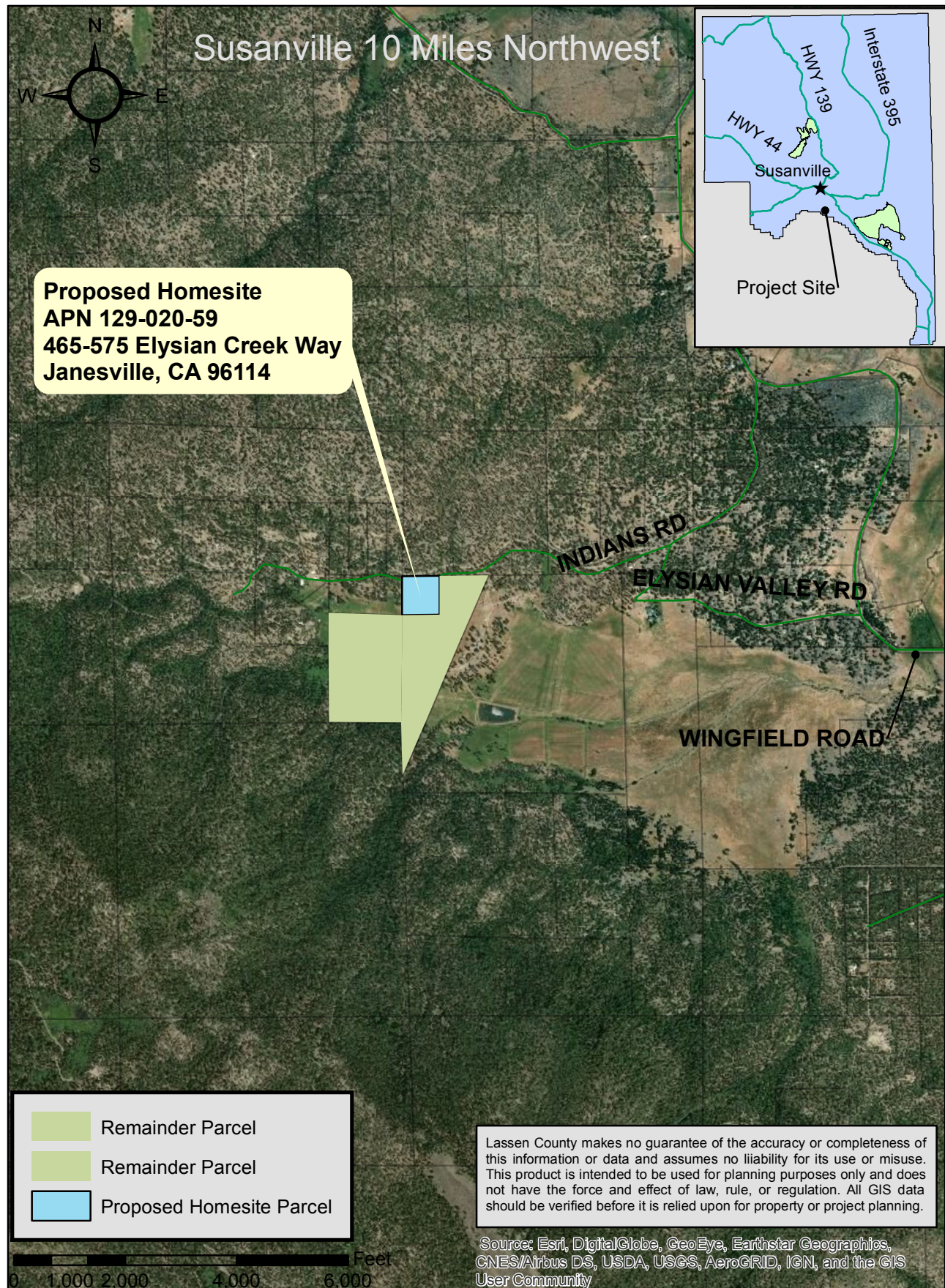
ABSENT: \_\_\_\_\_

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

ATTEST:

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

# PARCEL MAP #2018-004, Daniel and Mary Egan Revocable Trust











# TENTATIVE PARCEL MAP/SUBDIVISION APPLICATION

RECEIVED

FILING FEE: \$754 PARCEL MAP; \$913 AND \$56 PER LOT SUBDIVISION  
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 #2018-004

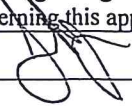
<b>Property Owner/s</b>	<b>Property Owner/s</b>
Name: <u>Egan et al</u>	Name:
Mailing Address: <u>707-885 Wymore Rd E.</u>	Mailing Address:
City, ST, Zip: <u>JAMESVILLE CA 96114</u>	City, ST, Zip:
Telephone: <u>530-249-3426</u> Fax: <u>257-7788</u>	Telephone: Fax:
Email: <u>joeegan67@hotmail.com</u>	Email:

<b>Applicant/Authorized Representative*</b> <u>Only send to "Joe"</u>	<b>Agent (Land Surveyor/Engineer/Consultant)</b>
Same as above: <input type="checkbox"/>	Correspondence also sent to: <input type="checkbox"/>
Name: <u>Joe Egan</u>	Name:
Mailing Address: <u>707-885 Wymore Rd E.</u>	Mailing Address:
City, ST, Zip: <u>JAMESVILLE CA 96114</u>	City, ST, Zip:
Telephone: <u>530-249-3426</u> Fax:	Telephone: Fax:
Email:	Email: License #:

<b>Project Address or Specific Location:</b> <u>465-575 Elysian Creek Way</u>	
<b>Deed Reference: Book:</b>	<b>Page:</b> <b>Year:</b> <b>Doc#:</b>
<b>Zoning:</b> <u>UC 2</u>	<b>General Plan Designation:</b> <u>#1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100</u>
<b>Parcel Size (acreage):</b> <u>10</u>	<b>Section:</b> <u>28N</u> <b>Township:</b> <u>18E</u> <b>Range:</b> <u>12E</u>

<b>Assessor's Parcel Number(s):</b> <u>129 - 020 - 59</u>	<u>129 - 020 - 70 779</u>	<u>129 - 020 - 80</u>
---	---------------------------	-----------------------

<input type="checkbox"/> <b>Subdivision (5 or more parcels created)</b>	
Number of Parcels: _____ Parcel Size Range: _____ (acres or square feet). Use: _____	
<input checked="" type="checkbox"/> <b>Parcel Map (4 or fewer parcels created).</b>	
Parcel No. <u>1</u>	Size: <u>10.12</u> (acres or square feet). Uses: <u>Home site</u>
Parcel No. <u>Remainder</u>	Size: <u>102.38</u> (acres or square feet). Uses: <u>Ag</u>
Parcel No. _____	Size: _____ (acres or square feet). Uses: _____
Parcel No. _____	Size: _____ (acres or square feet). Uses: _____

<b>SIGNATURE OF PROPERTY OWNER(S): I HEREBY ACKNOWLEDGE THAT:</b> 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.	<b>*SIGNATURE OF APPLICANT/AUTHORIZED REPRESENTATIVE</b> (Representative may sign application on behalf of the property owner only if Letter of Authorization from the owner/s is provided).
	
Date: <u>7-6-17</u>	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):  
Elgin Valley Rd & Indian Rd.
2. Proposed Water Source: ☐ Public System ☒ Private System  
Explain \_\_\_\_\_
3. Method of Sewage Disposal: ☐ Public System ☒ Private System  
Explain \_\_\_\_\_
4. List All Recorded Access and Utility Easements: On Record
5. Does the Owner Own Other Land Near the Project Site? ☐ No ☒ Yes APN(s) \_\_\_\_\_