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## PLANNING COMMISSION MEETING December 3, 2019

FILE NUMBER: 2019-002  
PROPERTY OWNER: Dennis Fiddament  
TYPE OF APPLICATION: Parcel Map

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LASSEN COUNTY PLANNING COMMISSION  
STAFF REPORT  
December 3, 2019

FILE NUMBER: Parcel Map #2019-002  
PROPERTY OWNER: Dennis Fiddament  
TYPE OF APPLICATION: Parcel Map  
GENERAL LOCATION: 641-805 Jackpot Lane in the Scott Armstrong & Susan Armstrong Parcel Map in Janesville, CA.  
ASSESSOR'S PARCEL NUMBER: 129-210-67  
PROJECT SITE ZONING: A-2-B-4 (Agricultural Residential, 4 Acre Building Site Combining District)  
GENERAL PLAN: "Rural Residential" *Janesville Planning Area Amendments, 1993* and the *Lassen County General Plan, 2000*  
ENVIRONMENTAL DOCUMENT: No further environmental review is required pursuant to Section 15162 of the CEQA Guidelines. A Negative Declaration was adopted as the environmental document for the Scott Armstrong & Susan Armstrong Parcel Map.  
ASSIGNED STAFF: Kelly Mumper, Associate Planner

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AUTHORITY FOR APPLICATION:

Lassen County Code Chapter 16.16 et seq (subdivision requirements) and 16.20 et seq (Tentative Parcel Maps)

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REGULATING AGENCIES:

<u>Agency</u>	<u>Identified Permits/Approvals</u>
Planning Commission	Tentative Parcel Map Approval
Surveyor's Office, Department of Planning and Building Services	Parcel Map processing

PROJECT DESCRIPTION: Single lot parcel map (no parcels will be created) to modify the designated building sites, located along the southwestern boundary of the subject parcel, shown on the Final Parcel Map, titled Parcel Map for Scott Armstrong & Susan Armstrong, recorded at Book 31 of Maps, Page 17. The applicants Tentative Parcel Map is in this staff report, and shows the new building site being proposed to accommodate for a future 1,104 square foot accessory structure.

SUMMARY: To consider adding the additional building site it is necessary to understand why the condition requiring existing designated building sites were first established. As discussed more thoroughly in the environmental review section of this staff report, the existing designated building sites were established in the previously adopted Negative Declaration pertaining to the Scott Armstrong & Susan Armstrong Parcel Map, to ensure that no Black Oaks larger than 8" in diameter would be

removed when development for homes and accessory structures took place. Subsequently, the above mentioned mitigation measure was placed on the Final Recorded Map (as required by the Department of U.S Fish and Wildlife) as a mitigation measure in the Negative Declaration that was prepared in conjunction with the Scott Armstrong & Susan Armstrong Parcel Map (PM No. 91-0019). As such, notes on final recorded maps are subject to Lassen County Code Section 16.04.060, which enforces notes on final recorded maps.

This Tentative Parcel Map application considers the proposed addition of a building site on the Southwest corner of Parcel D-1 of the Scott Armstrong & Susan Armstrong Parcel Map (PM No. 91-0019). Staff supports the finding that the proposed addition of a building site on the Southwest corner of Parcel D-1 of the Scott Armstrong & Susan Armstrong Parcel Map would remain consistent with the originally approved CEQA document as long as no Black Oaks larger than 8” in diameter are removed to accommodate the future accessory structure proposed by the applicant.

**PROJECT SITE CHARACTERISTICS:** The project site is located at 461-805 Jackpot Lane, Janesville, CA 96114. APN: 129-210-67. Existing improvements on site include single family residence, garage and other associated accessory structures and improvements. The project site is not within the 100-year flood zone as described by the Federal Emergency Management Agency. Vegetation on site consists of Jeffery pines, black oaks, sage brush, and bitterbrush.

**ACCESS/REQUIREMENTS:** Access is by way of Jackpot Lane, which is not a county maintained road. The southern boundary of the parcel fronts Janesville Grade (a publicly maintained road). The project site is less than 100 feet from Janesville Grade. Because the project site is already developed with an approved access pursuant to the Scott Armstrong & Susan Armstrong Parcel Map, multiple access as provided for at section 9.16.102 is not required.

**SURROUNDING PROPERTY CHARACTERISTICS AND ZONING:** Parcels in the immediate vicinity consist of residential uses in the Scott Armstrong & Susan Armstrong Parcel Map (PM No. 91-0019).

	<b>Zoning</b>	<b>Parcel Size</b> (acres)	<b>Land Use Designation</b> <i>(Janesville Planning Area Amendments, 1993, and the Lassen County General Plan, 2000)</i>
<b>North</b>	A-2-B-4 *	5.09	“Rural Residential ”
<b>East</b>	A-2-B-4	4.78	“Rural Residential ”
<b>South</b>	A-2-B-4	4	“Rural Residential ”
<b>West</b>	A-2-B-4	9.78	“Rural Residential”

\*A-2-B-4 (Agricultural Residential, 4 Acre Building Site Combining District)

GENERAL PLAN: The subject parcel’s land use designation is “Rural Residential” in the *Janesville Planning Area Amendments, 1993, and the Lassen County General Plan, 2000*, and is described in said plans as follows:

*Rural Residential: The Rural Residential designation provides for medium density residential use in a generally rural environment. Parcels may or may not be served by paved roads and will usually not be connected to community water or sewer services. Parcel sizes generally range from three to twenty acres. Parcels may be clustered and/or smaller parcels may be created in exchange for the retention of agricultural and other open space areas (e.g., use of the "density option" provisions of the County's zoning code).*

*Building intensity will typically range from 0.05 to 0.33 DUA (dwelling units per acre). Population density will range from 0.15 to 1 PPA (people per acre).*

Land Use Growth and Development Issue (1)(B): “Neighborhood Quality,” in said area plan also relates the following:

GOAL AND OBJECTIVE: *Retain and protect the open, rural character of the Planning Area by encouraging clustered residential development and expansion of existing neighborhoods and by discouraging sprawl and scattered development.*

The *Lassen County General Plan, 2000*, identifies the following goals and policies in relation to neighborhood quality:

- GOAL L-8 Neighborhoods which offer safe and pleasant living environments for the residents of Lassen County.
- GOAL L-10 Reasonable development and design review standards which protect communities from poorly designed development which detracts from the overall quality of the area.
- LU 21 POLICY The County supports the need to maintain safe and pleasant living environments and, in consideration of related land use decisions, shall require mitigation of impacts which significantly threaten such qualities
- LU 23 POLICY The County will continue to utilize design review districts in selected areas in order to ensure that buildings and other substantial developments are designed and constructed so as not to be of unsightly, undesirable or obnoxious appearance to the extent that they will hinder the orderly and harmonious development and appearance of the neighborhood.

LOCAL GOVERNMENTAL SERVICES:

- Fire protection is provided by the Janesville Fire Protection District
- Police protection is provided by the Lassen County Sheriff’s Department
- School service is provided by the Janesville Elementary School District and Lassen Union High School District

LASSEN COUNTY CODE: The subject parcel is zoned A-2-B-4 (Agricultural Residential, 4 Acre Building Site Combining District) and has a land use designation of “Rural Residential” pursuant to the *Janesville Planning Area Amendments, 1993* and the *Lassen County General Plan, 2000*.

ENVIRONMENTAL DOCUMENT: In accordance with the Lassen County Environmental Review Guidelines (Board Resolution 01-043) Section 4(b), the Lassen County Environmental Review Officer (ERO) is responsible for first determining the appropriate level of environmental review analysis required by the CEQA. Ultimately, the approving body for the project (e.g. the Planning Commission) will determine if the ERO’s recommendation is appropriate.

Pursuant to Section 15162 of the CEQA Guidelines, a subsequent or supplemental EIR is required if an agency has continued discretionary authority over a project and determines on the basis of substantial evidence (versus the “fair argument” standard used for the initial consideration) that one or more of the following apply:

1. Substantial changes to the project are proposed.
2. New or substantially increased environmental effects are introduced that would require substantial revision to the adopted environmental impact report or negative declaration.
3. New information was discovered that did not exist or could not have been known with the exercise of reasonable diligence at the time the previous environmental impact report or negative declaration was adopted.

In cases where no additions or changes are necessary to the previous document (the previous negative declaration in this case), no further documentation is required in accordance with CEQA Guidelines Section 15162(b). In cases where some minor changes or additions to the previous document are necessary to address fully a given stage of an already-approved project, CEQA allows for an addendum to be prepared (Guidelines Section 15164(b)).

The ERO has analyzed the scope of the changes and their disposition in relationship to the original negative declaration in order to determine whether this project will trigger the above requirements of Guidelines Section 15162. This is done by determining if there are substantial changes in the project or the circumstances under which the project will be carried out or if new information of substantial importance is discovered. Again, no changes are proposed other than the addition of a building site. The project would remain consistent with the originally approved CEQA document as long as no Black Oaks larger than 8” in diameter are removed to accommodate the future accessory structure proposed by the applicant.

Alternatively, the Planning Commission could disapprove the project. The CEQA does not apply to projects that are disapproved, in accordance with Section 15270 of the CEQA Guidelines.

FINDINGS AND RECOMMENDATIONS BY TAC: The Technical Advisory Committee (TAC) met on November 7, 2019, 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 to this staff report) and said findings are incorporated by reference.

STAFF RECOMMENDATION: A draft resolution approving the project and a draft resolution disapproving the project have been prepared for use by the Commission, should it so choose. Additional and/or alternate findings may need to be incorporated into any resolution that is adopted, depending on the action of the Commission. The findings recommended by the Technical Advisory Committee may support a determination by the Planning Commission to approve the proposed additional building site.

TECHNICAL ADVISORY COMMITTEE  
RECOMMENDED FINDINGS AND CONDITIONS  
November 7, 2019  
Parcel Map #2019-002

Parcel Maps:

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



6  
County of Lassen  
Department of Planning and Building Services

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

October 28, 2019

Maurice L. Anderson, Director  
707 Nevada Street, Suite 5  
Susanville, CA 96130-3912  
Phone: 530 251-8269  
Fax: 530 251-8373  
email: landuse@co.lassen.ca.us  
website: www.co.lassen.ca.us

TO: Technical Advisory Committee  
Agenda Date: November 7, 2019

Zoning & Building  
Inspection Requests  
Phone: 530 257-5263

FROM: Maurice L. Anderson, Director

*MMA*  
*com*

SUBJECT: **TENTATIVE PARCEL MAP APPLICATION NO. 2019-002, DENNIS FIDDAMENT**, single lot parcel map (no parcels will be created) to modify the designated building sites, located along the southwestern boundary of the subject parcel, shown on the Final Parcel Map, titled Parcel Map for Scott Armstrong & Susan Armstrong, recorded at Book 31 of Maps, Page 17. The project site is zoned A-2-B-4 (Agricultural Residential, 4 Acre Building Site Combining District) and has a land use designation of "Rural Residential" pursuant to the *Janesville Planning Area Amendments, 1993* and the *Lassen County General Plan, 2000*. A Mitigated Negative Declaration was adopted for the approval of the Parcel Map for Scott Armstrong & Susan Armstrong and this project is not subject to additional environmental review pursuant to Section 15162 of the California Environmental Quality Act Guidelines. The project site is located at 461-805 Jackpot Lane, Janesville, CA 96114. APN: 129-210-67. Staff Contact: Kelly Mumper, Associate Planner.

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

1. Consistency with the *Lassen County General Plan 2000* and the *Janesville Planning Area Amendments, 1993*, is to be determined by the Lassen County Planning Commission.
2. The project site is zoned A-2-B-4 (Agricultural Residential, 4 Acre Building Site Combining District) and has a land use designation of "Rural Residential" pursuant to the *Janesville Planning Area Amendments, 1993* and the *Lassen County General Plan, 2000*.
3. The subject parcel is developed with a single family residence, garage and other associated accessory structures and improvements.
4. This single lot parcel map proposes to add a building site designation of approximately 1,104 square feet, 35 feet from the southwest portion of Parcel D-1 of the Scott Armstrong & Susan Armstrong Parcel Map, recorded at Book 31 of Maps, page 17. No parcels are proposed to be created.
5. Access to the project site is by Jackpot Lane, which is not a county maintained road. The southern boundary of the parcel fronts Janesville Grade (a publicly maintained road). The project site is less than 100 feet from Janesville Grade. Because the project site is already

developed with an approved access pursuant to the Scott Armstrong & Susan Armstrong Parcel Map, multiple access as provided for at section 9.16.102 is not required.

6. The proposed addition of a building site on the Southwest corner of Parcel D-1 of the Scott Armstrong & Susan Armstrong Parcel Map would remain consistent with the originally approved CEQA document as long as no Black Oaks larger than 8” in diameter are removed to accommodate the future accessory structure proposed by the applicant.
7. Any construction that may occur if the project is approved, should the new building site be approved, must comply with the 30 foot setback required by the Lassen County Fire Safe Ordinance.
8. As is required by Section 16.16.100 of the Lassen County Code, the planning commission shall deny approval of the tentative map if it makes any of the following findings:
  - i. That the proposed map is not consistent with applicable general and specific plans;
  - ii. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans;
  - iii. That the site is not physically suitable for the type of development;
  - iv. That the site is not physically suitable for the proposed density of development;
  - v. 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;
  - vi. That the design of the subdivision or the type of improvements is likely to cause serious public health problems;
  - vii. 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 the 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.

9. The above Scott Armstrong & Susan Armstrong Parcel Map was processed as Parcel Map Application PM No. 91-0019. The project was approved by the Lassen County Board of Supervisors on September 14, 1993 and the final map was filed on September 16, 1993 in Book 31 of Maps, Pages 17-18, of the Official Records of Lassen County.
10. The Scott Armstrong & Susan Armstrong Parcel Map was recorded with two building sites per parcel and a note was recorded on the map (which is enforceable by Lassen County Code Section 16.04.060) which requires that no Black Oak Trees larger than 8” in diameter be removed.
11. According to the applicant, should the new building site be approved by the proposed parcel map, no Black Oaks over 8” in diameter would be removed for the proposed accessory structure.
12. The Initial Study prepared for the Scott Armstrong & Susan Armstrong Parcel Map indicates that, in part, the building site designation approved on the original parcel map was to mitigate the need to remove mature conifers, black oak trees, and bitterbrush within the area and was identified as a deer migratory corridor by the U.S. Department of Fish and Wildlife.
13. It is noted that designated building sites, were specifically established as mitigation measure in the adopted Negative Declaration to mitigate a potentially significant impact.
14. In accordance with the Lassen County Environmental Review Guidelines (Board Resolution 01-043) Section 4(b), the Lassen County Environmental Review Officer is responsible for first determining the appropriate level of environmental review analysis required by the CEQA. Ultimately, the approving body for the project will determine if the Environmental Review Officer’s recommendation is appropriate.
15. Pursuant to Section 15162 of the CEQA Guidelines, a subsequent or supplemental EIR is required if an agency has continued discretionary authority over a project and determines on the basis of substantial evidence (versus the “fair argument” standard used for the initial consideration) that one or more of the following apply:
  - i. Substantial changes to the project are proposed.
  - ii. New or substantially increased environmental effects are introduced that would require substantial revision to the adopted Environmental Impact Report.
  - iii. New information was discovered that did not exist or could not have been known at the time the Environmental Impact Report was adopted.

16. Pursuant to section 15162 of the Guidelines, a subsequent EIR or Negative Declaration is not required for this project and no further environmental review is necessary because no substantial changes to the project are proposed, no new or substantially increased environmental effects are introduced that would require substantial revision to the adopted Mitigated Negative Declaration, and no new information was discovered that did not exist or could not have been known at the time the Mitigated Negative Declaration was adopted.
17. In accordance with the findings made herein, and Section 15162(b), the Environmental Review Officer has concluded that no further environmental review under the CEQA is required for this project.

**The Planning Division of Lassen County Planning and Building Services Department  
Recommends the Following Conditions if the Project is approved:**

1. In accordance with Section 18.108.235 of the Lassen County Code, a design review application must be approved before any residential construction that requires a building permit application, unless waived pursuant to Lassen County Code Section 18.118.050.

MLA:km

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County of Lassen  
 Department of Planning and Building Services

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

**Maurice L. Anderson, Director**  
 707 Nevada Street, Suite 5  
 Susanville, CA 96130-3912  
 Phone: 530 251-8269  
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 website: www.co.lassen.ca.us

October 22, 2019

Zoning & Building  
 Inspection Requests  
 Phone: 530 257-5263

TO: Technical Advisory Committee  
 Agenda Date: November 7, 2019

FROM: Don Willis, Lassen County Surveyor

SUBJECT: Parcel Map No. 2019-002 – Dennis and Amy Fiddament.  
 Assessor’s Parcel Number: 129-210-67.

**LASSEN COUNTY SURVEYOR FINDS AS FOLLOWS:**

1. The parcel to be considered as shown on the tentative map submitted on October 17, 2019 with application for Parcel Map No. 2019-002 is owned by Dennis K. Fiddament and Amy L. Fiddament, husband and wife as joint tenants, per that certain Grant Deed recorded on October 22, 1996 in Book 653, Page 878, of the Official Records of Lassen County, California.
2. The legal description shown in the vesting deed in Findings Item Number One above describes the property as Parcel “D-1” of Parcel Map No. 910019, as the same is recorded at Book 31 of Maps, Pages 17-18, of the Official Records of Lassen County. This parcel is located in a portion of Section 16, Township 28 North, Range 13 East, Mount Diablo Base and Meridian, in Lassen County, and is further known as Assessor’s Parcel Number 129-210-67.
3. The underlying legal parcel of the parcel shown on the tentative map submitted for Parcel Map No. 2019-002 was created as a result of said Parcel Map No. 910019. This parcel map created four parcels and was approved by the Lassen County Board of Supervisors on September 14, 1993. The map was filed on September 16, 1993 in Book 31 of Maps, Pages 17-18, of the Official Records of Lassen County.
4. The subject parcel consists of 4.32 acres as shown on the application submitted for Parcel Map No. 2019-002. This figure agrees with the acreage shown on the parcel map that created the subject parcel, Parcel Map No. 910019, which is described in Findings Item Number Three above.
5. The subject parcel has been issued building permits by the Lassen County Building Department. This constitutes “real property which has been approved for development” per Section 66499.34 of the California Subdivision Map Act and allows the owners of the real property to request a Certificate of Compliance for the parcel from a local agency.
6. The tentative map submitted for Parcel Map No. 2019-002 shows that no new parcels are being created as a result of the proposed division. The reason for the single lot parcel

map application is due to the fact that the current owners would like to construct a new building for equipment storage and its proposed location is outside of certain approved building sites that are shown on the latest parcel map of record, Parcel Map No. 910019. There is also a note on the record map which states that the building sites are "*DFG approved bldg. sites*". Section 16.04.060 of the Lassen County Code states that "*No use of property shall be allowed, nor shall any subdivision of property be allowed, if such a use or subdivision would conflict with any note attached to any recorded final map or parcel map. Any notes affecting a property are valid and operative until such a time as a note is included on the most current recorded final or parcel map that identifies specific notes on previous final or parcel maps that are no longer valid or operative*". This portion of the County Code requires that another parcel map be filed which provides for an additional building site as only two locations were originally approved on said Parcel Map No. 910019.

7. The tentative map submitted for Parcel Map No. 2019-001 shows access to the subject property by way of Jackpot Lane which is a privately maintained road. A 50 feet wide easement for access and utilities over this roadway was created by Parcel Map No. 4-01-86, as the same is filed at Book 27 of Maps, Pages 89-90, of the Official Records of Lassen County. Subsequently, Parcel Map No. 910019 created additional 10 feet wide easements for public utilities on either side of the 50 feet wide access easement. Each of the easements (the 50 feet wide easement for access and utilities and the ten feet wide easements for public utilities) were offered to the County of Lassen for dedication as shown on said Parcel Map No. 910019. These offers of dedication were accepted by the Lassen County Board of Supervisors on September 14, 1993 as shown on the filed parcel map.

The subject parcel also abuts Janesville Grade, County Road No. 208, which is in the County maintained road system. It appears that the right-of-way for said Janesville Grade is likely prescriptive. Interestingly, no offers of dedication were made to or requested by the County of Lassen when Parcel Map No.'s 4-01-86 (27 Maps 89) or 910019 (31 Maps 18) were approved by the Lassen County Board of Supervisors.

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.

**LASSEN COUNTY SURVEYOR RECOMMENDS THE FOLLOWING CONDITIONS FOR PARCEL MAP NO. 2019-002 (DENNIS AND AMY FIDDAMENT):**

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 delineated as shown on the "Tentative Parcel Map" submitted on October 17, 2019 for Parcel Map No. 2019-002.
3. Owner(s) shall offer for dedication to the County of Lassen an easement for public road and public utility purposes over that portion of Janesville Grade, County Road No. 208, lying 30 feet Northerly of the centerline, which fall within the limits of the boundaries of Parcel "D-1", as the same are shown on Parcel Map No. 910019, filed at Book 31 of Maps, Pages 17-18, of the Official Records of Lassen County.
4. Owner(s) shall cause a field survey of the property shown on the tentative map submitted for Parcel Map No. 2019-002 to be completed in accordance with Section 66448 of the Subdivision Map Act and Section 16.20.160 of the Lassen County Code. The parcel map shall show the location of the new building site that is being proposed since its location is *not* within the two approved building sites that are shown on Parcel Map No. 910019 (the parcel map that originally created the parcel).
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 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.
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. 2019-002 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 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. 2019-002, which affect the parcel being delineated. 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. 2019-002.

- (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.
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. 2019-002 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 recordation 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.
10. Prior to recordation of Parcel Map No. 2019-002, 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.

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

707 Nevada Street, Suite 4  
Susanville, CA 96130

☎ (530) 251-8288  
FAX: (530) 251-2675

NOV 07 2019

TAC  
2018/281

LASSEN COUNTY DEPARTMENT OF  
PLANNING AND BUILDING SERVICES

**TO:** County Planning and Building Services

**FROM:**

  
\_\_\_\_\_  
Larry Millar  
Department of Public Works, Road Department

**SUBJECT:** Tentative Parcel Map # 2019-002, Dennis Fiddament  
Technical Advisory Meeting, November 7, 2019

**FINDINGS:** Access is by way of Jackpot Lane which is not in the County  
Maintained Road System.

**CONDITIONS:** None



**LASSEN COUNTY**  
**ENVIRONMENTAL HEALTH DEPARTMENT**  
1445 Paul Bunyan Road Susanville, CA 96130 (530) 251-8528 Fax (530) 251-2668

Memorandum

Date: November 8, 2019

To: Technical Advisory Committee  
Agenda Date: December 3, 2019

From: Ellen Cognina, Director

RECEIVED

NOV 08 2019

*LASSEN COUNTY DEPARTMENT OF  
PLANNING AND BUILDING SERVICES*

RE: Tentative Parcel Map Application No. 2019-002  
Dennis Fiddament

The Lassen County Environmental Health Department finds as follows:

This department has no conditions for this tentative parcel map.

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

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION APPROVING  
PARCEL MAP APPLICATION #2019-002, DENNIS FIDDAMENT

WHEREAS, the Planning Commission of Lassen County, after due notice and a public hearing conducted December 3, 2019, has considered Parcel Map Application #2019-002 filed by Dennis Fiddament, for a single lot parcel map (no parcels will be created) to modify the designated building sites, located along the southwestern boundary of the subject parcel, shown on the Final Parcel Map, titled Parcel Map for Scott Armstrong & Susan Armstrong, recorded at Book 31 of Maps, Page 17, located at 461-805 Jackpot Lane, Janesville, CA 96114, in the Scott Armstrong & Susan Armstrong Parcel Map (129-210-67); and

WHEREAS, the Environmental Review Officer of the County of Lassen has determined that a Negative Declaration was adopted for the approval of the Scott Armstrong & Susan Armstrong Parcel Map and this project is not subject to additional environmental review pursuant to Section 15162 of the California Environmental Quality Act 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 consistent with the *Lassen County General Plan, 2000, Janesville Planning Area Amendments, 1993*, and the provisions of the Lassen County Zoning Ordinance.
  - b. As conditioned, the addition of the proposed building site will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood, nor be detrimental or injurious to property or improvements in the neighborhood or to the general welfare.
  - c. The project meets the requirements of Lassen County Subdivision Ordinance 475 and the Subdivision Map Act.
  - d. The site is physically suitable for the type of development (e.g. residential development within the proposed building site).
  - e. This project will not change the existing or future density of the parcel.
  - f. Other than the addition of the proposed building site, this project does not modify the Scott Armstrong & Susan Armstrong Final Parcel Map.



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

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the 3rd day of December, 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 #2019-002, Fiddament

1. In accordance with Section 18.108.235 of the Lassen County Code, a design review application must be approved before any residential construction that requires a building permit application, unless waived pursuant to Lassen County Code Section 18.118.050.
2. The addition of the building site will not modify the thirty foot setback required by Lassen County Ordinance 502.
3. If future development is initiated or occurs it will be subject to Lassen County Ordinance 502.
4. Owner(s), owner's agent(s) or applicant shall satisfy and the project shall meet all applicable requirements provided by law.
5. The parcel shall be delineated as shown on the "Tentative Parcel Map" submitted on October 17, 2019 for Parcel Map No. 2019-002.
6. Owner(s) shall offer for dedication to the County of Lassen an easement for public road and public utility purposes over that portion of Janesville Grade, County Road No. 208, lying 30 feet Northerly of the centerline, which fall within the limits of the boundaries of Parcel "D-1", as the same are shown on Parcel Map No. 910019, filed at Book 31 of Maps, Pages 17-18, of the Official Records of Lassen County.
7. Owner(s) shall cause a field survey of the property shown on the tentative map submitted for Parcel Map No. 2019-002 to be completed in accordance with Section 66448 of the Subdivision Map Act and Section 16.20.160 of the Lassen County Code. The parcel map shall show the location of the new building site that is being proposed since its location is *not* within the two approved building sites that are shown on Parcel Map No. 910019 (the parcel map that originally created the parcel).
8. 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.
9. 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. 2019-002 have been satisfied or fulfilled.

10. 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 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. 2019-002, which affect the parcel being delineated. 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. 2019-002.
  - (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.
11. 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. 2019-002 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.
12. 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 recordation 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.
13. Prior to recordation of Parcel Map No. 2019-002, 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.

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

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION DISAPPROVING  
PARCEL MAP APPLICATION #2019-002, DENNIS FIDDAMENT

WHEREAS, the Planning Commission of Lassen County, after due notice and a public hearing conducted December 3, 2019, has considered Parcel Map Application #2019-002 filed by Dennis Fiddament, single lot parcel map (no parcels will be created) to modify the designated building sites, located along the southwestern boundary of the subject parcel, shown on the Final Parcel Map, titled Parcel Map for Scott Armstrong & Susan Armstrong, recorded at Book 31 of Maps, Page 17, located at 461-805 Jackpot Lane, Janesville, CA 96114, in the Scott Armstrong & Susan Armstrong Parcel Map (129-210-67); and

WHEREAS, the Environmental Review Officer of the County of Lassen has determined that CEQA does not apply to projects that are disapproved, pursuant to Section 15270 of the CEQA 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.
  - b.
  - c.
3. The Planning Commission hereby concurs with the Environmental Review Officer that projects that are disapproved are not subject to the California Environmental Quality Act (CEQA), pursuant to Section 15270 of the CEQA Guidelines.
4. The Planning Commission hereby disapproves Parcel Map application number 2019-002, Fiddament.

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

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the 3rd day of December, 2019, by the following vote:

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

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

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

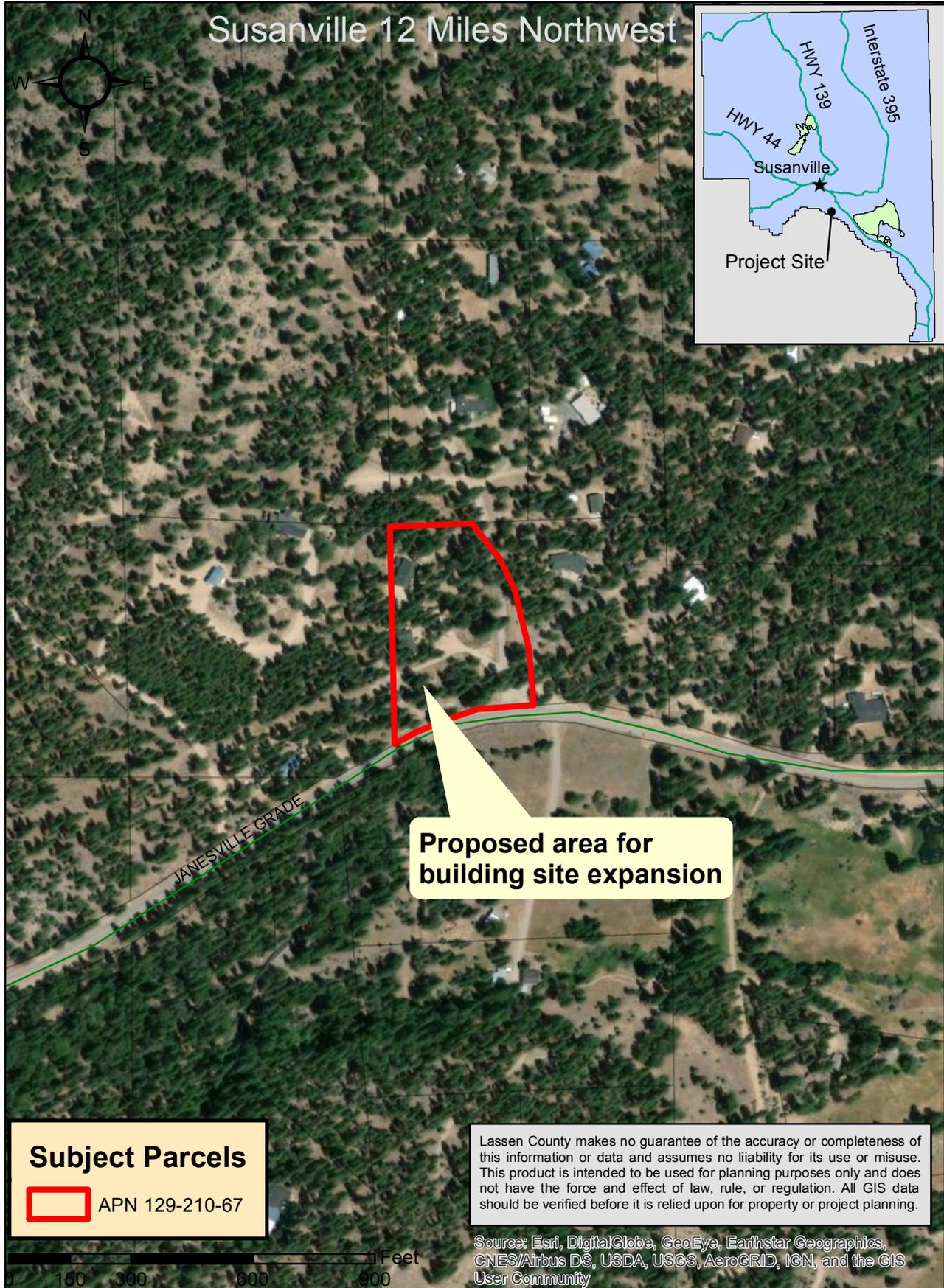
ABSENT: \_\_\_\_\_

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

ATTEST:

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

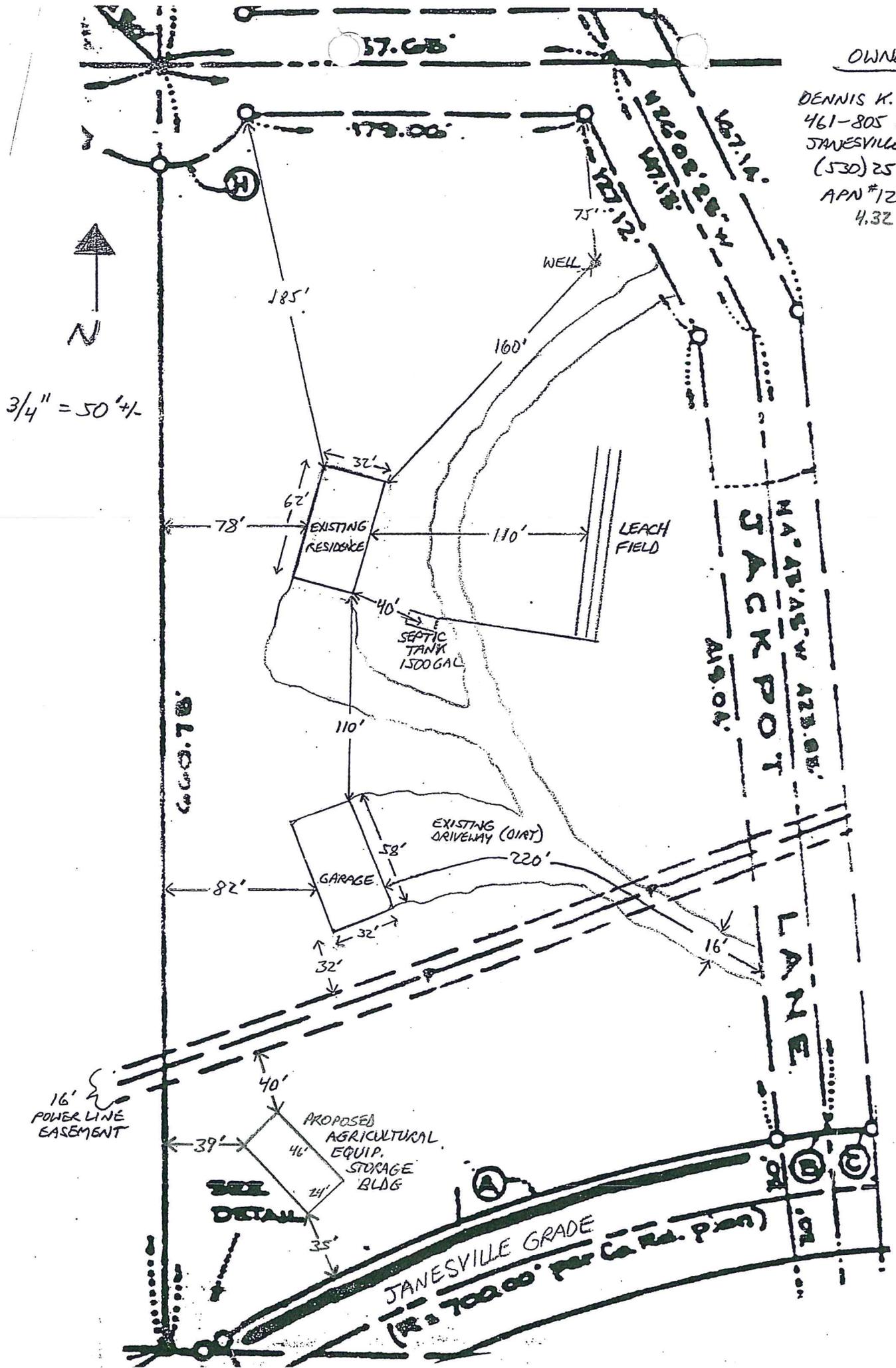
# PM #2019-002, DENNIS FIDDAMENT



OWNER

DENNIS K. FIDDIAMENT  
461-805 JACKPOT LN.  
JANESVILLE, CA 96114  
(530) 253-1233  
APN #129-210-67-11  
4.32 ACRES

PLANNING  
CONTRACT  
TENTATIVE PARCEL MAP



3/4" = 50'



1/4" corner  
1/4" p. tagged RCE 22148  
per Maps 18/90,  
19/90, 27/90.

See Map 18/90

1/4" p. tagged RCE 22148  
per Maps 18/90,  
19/90, 27/90.

See Map 18/90

1/4" p. tagged RCE 22148  
per Maps 18/90,  
19/90, 27/90.

See Map 18/90

1/4" p. tagged RCE 22148  
per Maps 18/90,  
19/90, 27/90.

See Map 18/90

1/4" p. tagged RCE 22148  
per Maps 18/90,  
19/90, 27/90.

See Map 18/90

1/4" p. tagged RCE 22148  
per Maps 18/90,  
19/90, 27/90.

See Map 18/90

1/4" p. tagged RCE 22148  
per Maps 18/90,  
19/90, 27/90.

See Map 18/90

1/4" p. tagged RCE 22148  
per Maps 18/90,  
19/90, 27/90.

See Map 18/90

1/4" p. tagged RCE 22148  
per Maps 18/90,  
19/90, 27/90.

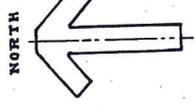
See Map 18/90

1/4" p. tagged RCE 22148  
per Maps 18/90,  
19/90, 27/90.

See Map 18/90

1/4" p. tagged RCE 22148  
per Maps 18/90,  
19/90, 27/90.

See Map 18/90



Scale: 1" = 100'

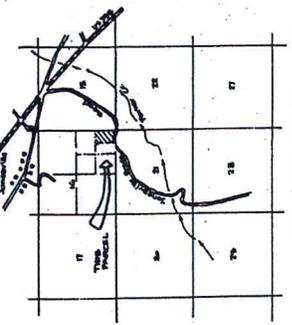
Baseline of bearings is the record bearing N 88° 57' 33" E per the D/G of the S. line of Section 16, Maps 27/90.

**NOTE**  
In the event that any archeological or cultural resources are found or suspected 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 archeologist is consulted to determine the significance and recommend appropriate mitigation measures.

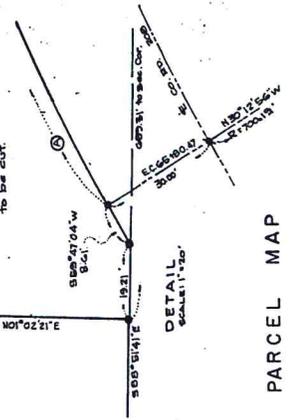
CURVE	DELTA	RADIUS	TAN	LENGTH	CHORD
1	27° 03' 18"	730.19	150.07	315.00	315.00
2	1° 57' 57"	730.19	-	25.00	25.00
3	1° 57' 57"	730.19	-	25.00	25.00
4	15° 55' 45"	730.19	-	209.08	-
5	0° 00' 00"	50.00	-	52.36	-
6	0° 00' 00"	50.00	-	52.36	-
7	0° 00' 00"	50.00	-	52.36	-
8	0° 00' 00"	50.00	-	52.36	-
9	59° 57' 52"	50.00	-	51.88	49.99
10	90° 00' 00"	50.00	-	79.00	71.00
11	90° 00' 00"	50.00	-	100.00	92.99

**LEGEND**

- Set 1/4" p. tagged RCE 22148
- Found 1/4" p. tagged RCE 22148 per Maps 27/90 at either point as described
- Found Co. Rd. zone & man. per Co. Rd. Dept. plans
- ▭ Lassen Co. house numbers
- ▭ DFG approved bldg. - these if more than one on any parcel, either may be used. The one with the larger area over 8' wide to be cut.



**VICINITY MAP**  
SCALE 1" = 1/4 MI



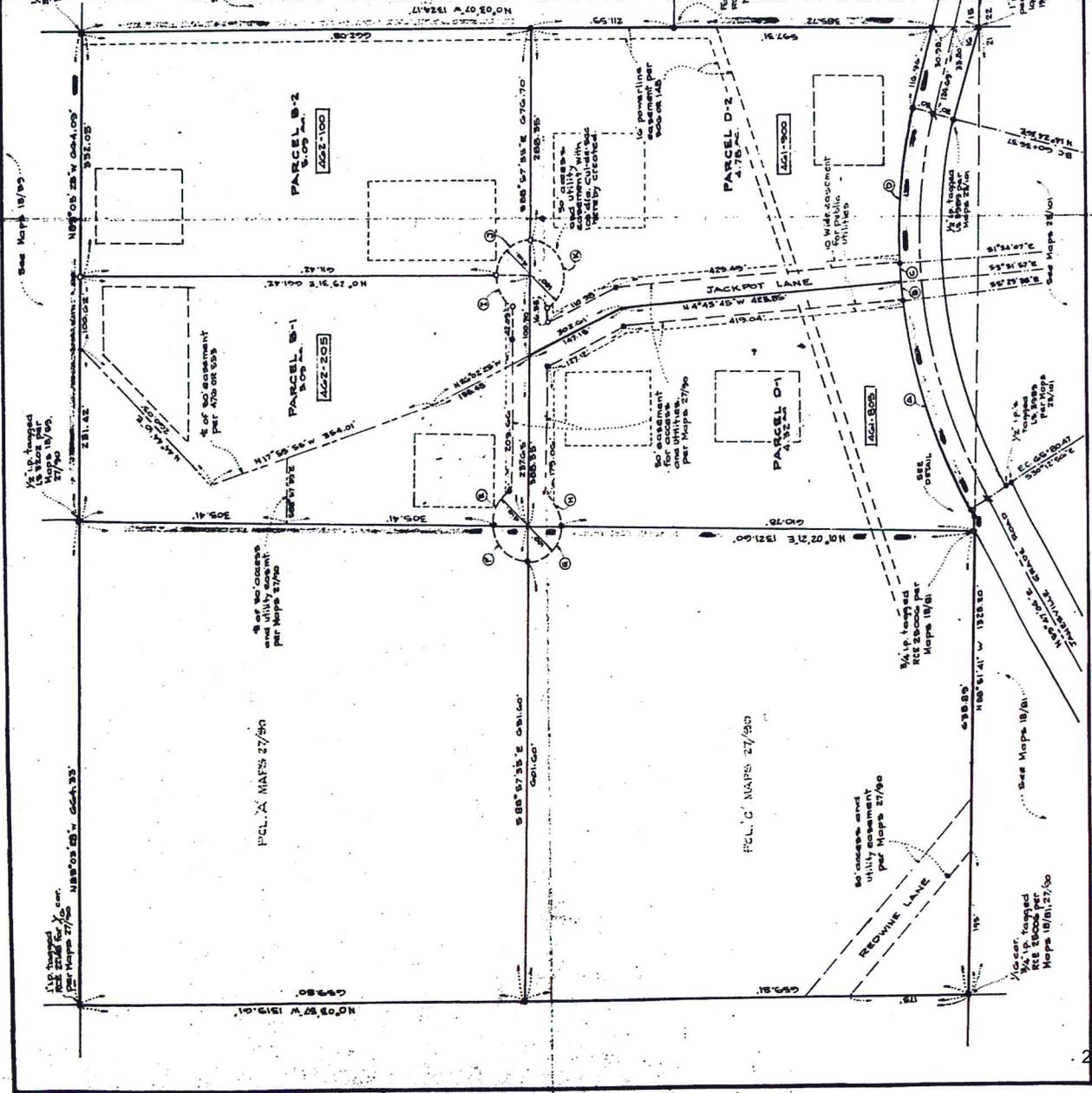
**PARCEL MAP**  
FOR  
PARCEL MAP NO. 910019

**SCOTT ARMSTRONG & SUSAN ARMSTRONG**

IN THE  
SE 1/4 OF THE SE 1/4 OF SECTION 16, T28N, R13E, MDM

Scale: 1" = 100'

Lassen County  
California



**NOTE**  
ALL NEW ELECTRICAL AND TELEPHONE LINES SHALL BE PLACED UNDERGROUND.

1/4" p. tagged RCE 22148 per Maps 18/90, 19/90, 27/90.

See Map 18/90

1/4" p. tagged RCE 22148 per Maps 18/90, 19/90, 27/90.

See Map 18/90

1/4" p. tagged RCE 22148 per Maps 18/90, 19/90, 27/90.

See Map 18/90

1/4" p. tagged RCE 22148 per Maps 18/90, 19/90, 27/90.

See Map 18/90

1/4" p. tagged RCE 22148 per Maps 18/90, 19/90, 27/90.

See Map 18/90

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See Map 18/90

1/4" p. tagged RCE 22148 per Maps 18/90, 19/90, 27/90.

See Map 18/90

1/4" p. tagged RCE 22148 per Maps 18/90, 19/90, 27/90.

See Map 18/90

1/4" p. tagged RCE 22148 per Maps 18/90, 19/90, 27/90.

See Map 18/90

1/4" p. tagged RCE 22148 per Maps 18/90, 19/90, 27/90.

See Map 18/90



# 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

OCT 17 2019

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#2019-002

<b>Property Owner/s</b>	<b>Property Owner/s</b>
Name: <u>DENNIS K. FIDAMENT</u>	Name:
Mailing Address: <u>P.O. BOX 1086</u>	Mailing Address:
City, ST, Zip: <u>JANESVILLE, CA 96114</u>	City, ST, Zip:
Telephone: <u>(530) 253-1233</u> Fax:	Telephone: Fax:
Email: <u>dfiddz@frontier.net.net</u>	Email:

<b>Applicant/Authorized Representative*</b>	<b>Agent (Land Surveyor/Engineer/Consultant)</b>
Same as above: <input 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 #:

<b>Project Address or Specific Location:</b> <u>461-805 JACKPOT LANE, JANESVILLE, CA</u>
<b>Deed Reference:</b> Book: _____ Page: _____ Year: _____ Doc#: _____
<b>Zoning:</b> <u>A-2</u> <b>General Plan Designation:</b> _____
<b>Parcel Size (acreage):</b> <u>4.32</u> <b>Section:</b> _____ <b>Township:</b> _____ <b>Range:</b> _____

<b>Assessor's Parcel Number(s):</b> <u>129 - 210 - 67-11</u> - - - -
--

**Subdivision (5 or more parcels created)** SINGLE LOT PARCEL MAP  
Number of Parcels: \_\_\_\_\_ Parcel Size Range: \_\_\_\_\_ (acres or square feet). Use: \_\_\_\_\_

**Parcel Map (4 or fewer parcels created).**

Parcel No. \_\_\_\_\_ Size: \_\_\_\_\_ (acres or square feet). Uses: \_\_\_\_\_  
Parcel No. \_\_\_\_\_ Size: \_\_\_\_\_ (acres or square feet). Uses: \_\_\_\_\_  
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. <u>D.K. Fiddz</u> Date: <u>10-17-19</u>	<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: _____ 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 N/A \_\_\_\_\_
  
3. Method of Sewage Disposal: \_\_\_ Public System      \_\_\_ Private System  
  
Explain N/A \_\_\_\_\_
  
4. List All Recorded Access and Utility Easements: \_\_\_\_\_
  
5. Does the Owner Own Other Land Near the Project Site?  No \_\_\_ Yes APN(s) \_\_\_\_\_