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PLANNING COMMISSION MEETING August 3, 2021

FILE NUMBER: PM 2021-003
PROPERTY OWNER: Ross Family Trust and Stampfli Trust TC
APPLICANT: Jerry D. Ross, Deanna C. Ross, and Donald E. Stampfli
TYPE OF APPLICATION: Parcel Map

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LASSEN COUNTY PLANNING COMMISSION
STAFF REPORT
August 3, 2021

FILE NUMBER: Parcel Map #2021-003, Ross/Stampfli
APPLICANT: Jerry D. Ross, Deanna C. Ross, and Donald E. Stampfli
TYPE OF APPLICATION: Parcel Map
GENERAL LOCATION: Janesville, CA
ASSESSOR'S PARCEL NUMBER: 129-430-08
ZONING: A-2-B-4 (Agricultural Residential 4-Acre Building Site
Combining District)
GENERAL PLAN: "Rural Residential" in the *Lassen County General Plan, 2000*, as amended by the *Janesville Planning Area Amendment, 1993*
APPEAL: Lassen County Code Section 18.112.050 states that
"any person not satisfied with the action of the planning
commission... may, within ten days of the notice of the
commission's action, appeal in writing to the board of
supervisors."
ENVIRONMENTAL DOCUMENT: Not subject to further CEQA review pursuant to Section
15183 of the CEQA Guidelines
ASSIGNED STAFF: Nancy McAllister, Associate Planner

AUTHORITY FOR APPLICATION:

Subdivision Map Act, Government Code Section 66410 et seq. established regulations.
Parcel Map Provision, Lassen County Code Section 16.20 et seq. established regulations.

REGULATING AGENCIES:

<u>Agency</u>	<u>Identified Permits/Approvals</u>
Planning Commission	Parcel Map Approval

PROJECT DESCRIPTION: Proposal to divide a 10-acre parcel into two parcels; the eastern and western proposed resultant parcels would each be 5 acres in size.

PROJECT SITE CHARACTERISTICS: The subject parcel is located at 465-500 Norvell Lane, Janesville, CA 96114, approximately 4 miles southeast of U.S. Highway 395 via Sunnyside Road. According to the applicants, existing improvements on the subject parcel include two single-family residences, two septic systems, two wells with pump houses, and approximately seven accessory structures. If the subject parcel map application were approved, each resultant parcel would contain one single-family residence and one septic system, however, both wells would be located on the eastern resultant parcel. The subject parcel is zoned A-2-B-4 (Agricultural Residential 4-Acre Building Site Combining District) and has a "Rural Residential" land use designation in the *Lassen County General Plan, 2000*, as amended by the *Janesville Planning Area Amendment, 1993*. The subject parcel is in the

State Responsibility Area (SRA) for fire protection and is located within the Federal Emergency Management Agency (FEMA) Flood Zone “X”, which is not part of the 100-year flood zone as described by FEMA.

ACCESS/REQUIREMENTS: The tentative parcel map submitted for Parcel Map No. 2021-003 shows access to the subject property by way of Sunnyside Road, County Road No. 222, which is in the County maintained road system. The tentative parcel map also shows access to the subject property by way of Norvell Lane, which is a privately maintained road that is not in the County maintained road system.

SURROUNDING PROPERTY CHARACTERISTICS AND ZONING: Parcels in the vicinity consist of agricultural residential parcels to the north, northeast, east, southeast, south, west, and northwest, and an agricultural parcel to the southwest:

	Zoning	Parcel Size (acres)	Land Use Designation (Janesville Planning Area, 1993 and Lassen County General Plan, 2000)
North	A-2-B-4*	10	“Rural Residential”
Northeast	A-2-B-4*	4.32	“Rural Residential”
East	A-2-B-4*	5.01	“Rural Residential”
Southeast	A-2-B-9**	12.5	“Rural Residential”
South	A-2-B-9**	8.9 & 10.7	“Rural Residential”
Southwest	A-3***	20	“Intensive Agriculture”
West	A-2-B-4*	10	“Rural Residential”
Northwest	A-2-B-4*	5.11	“Rural Residential”

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

**A-2-B-9 (Agricultural Residential 9-Acre Building Site Combining District)

***A-3 (Agricultural District)

GENERAL PLAN: The subject parcel is designated “Rural Residential” in the *Lassen County General Plan, 2000*, as amended by the *Janesville Planning Area Amendment, 1993*. Said designations is described as follows:

Policy: Rural Residential

Rural residential uses are the primary type of residential development in the Janesville area. This type of residential use serves to preserve the area’s rural character and recognizes the area’s physical constraints such as ground water availability and suitability of soils for use of individual sewage disposal systems.

Implementation: Rural Residential

Lands designated on the land use map as Rural Residential shall be zoned “A-2”, Agricultural 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).

The proposed parcel map is consistent with the definition and density limits of the “Rural Residential” land use designation as found in the *Lassen County General Plan, 2000*, as amended by the *Janesville Planning Area Amendment, 1993*.

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 Union School District

LASSEN COUNTY CODE: Lassen County Code Chapter 16.20 et seq. sets forth standards relating to the Planning Commission’s approval or denial of parcel map applications. Selected sections of Chapter 16.20 read as follows:

16.20.060 Planning commission action—Notice of public hearings.

... The planning commission shall approve, conditionally approve or deny the tentative map and shall report its decision to the board of supervisors and the subdivider within fifty days after the tentative map has been accepted for filing. If an environmental impact report is prepared, the decision shall be made within forty-five days after certification of the environmental impact report. (Ord. 475 § 1(16.05.161), 1985).

16.20.070 Planning commission action—Approval.

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.

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.

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).

16.20.080 Planning commission action—Denial.

The tentative map may be denied by the planning commission on any of the grounds provided by county ordinances or the Subdivision Map Act.

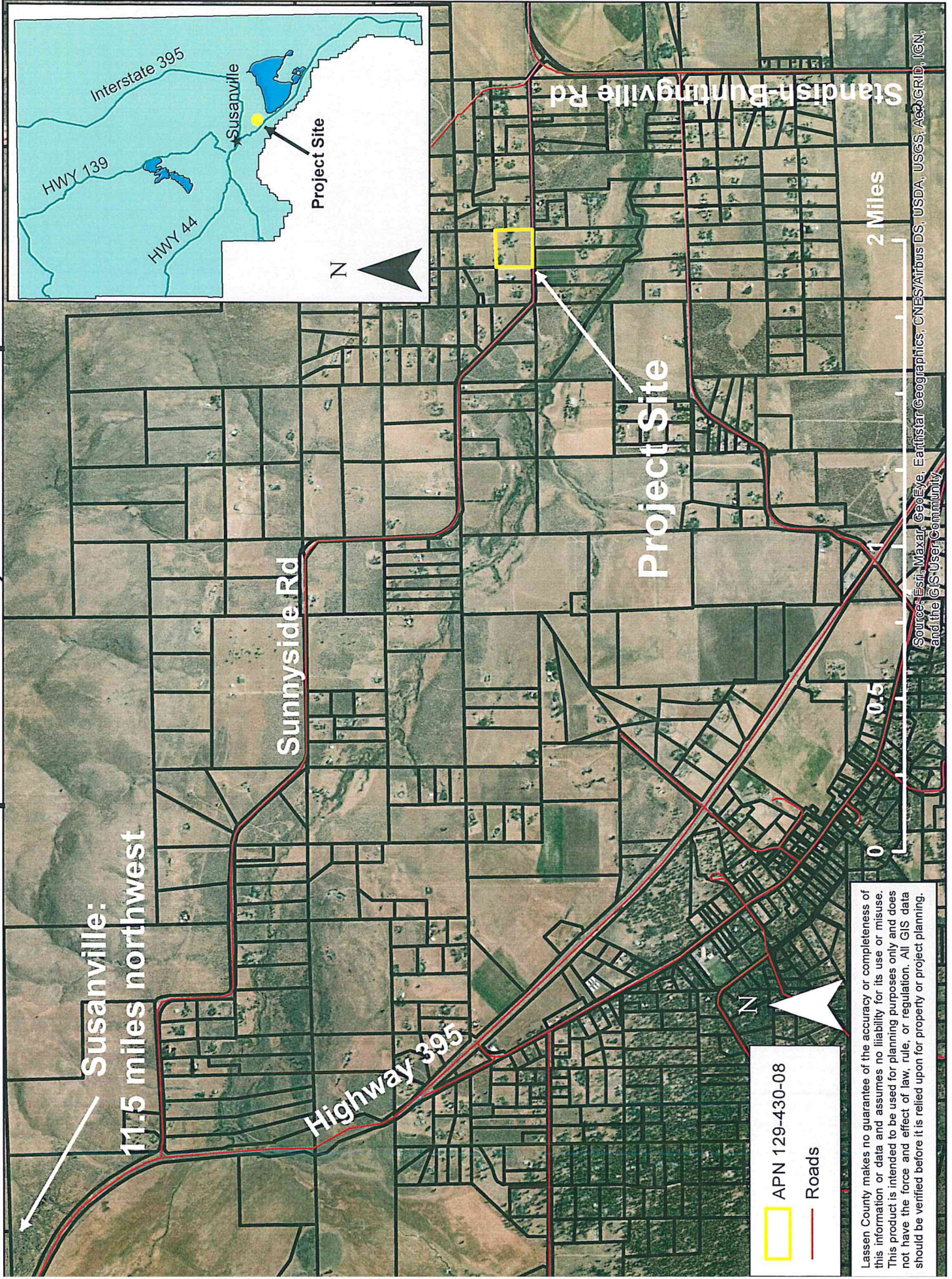
The planning commission shall deny approval of the tentative map if it makes any of the following findings:

- (1) That the proposed map is not consistent with applicable general and specific plans;*
- (2) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans;*
- (3) That the site is not physically suitable for the type of development;*
- (4) That the site is not physically suitable for the proposed density of development;*
- (5) 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;*
- (6) That the design of the subdivision or the type of improvements is likely to cause serious public health problems;*
- (7) 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).*

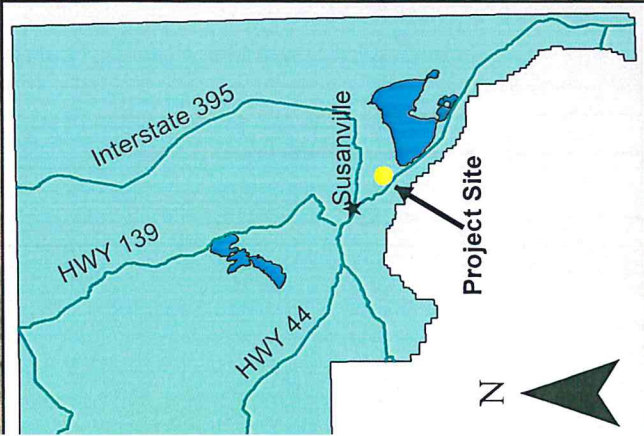
ENVIRONMENTAL DOCUMENT: The Environmental Review Officer of Lassen County has determined that this proposal is not subject to further California Environmental Quality Act (CEQA) review under Section 15183 of the CEQA Guidelines, which applies to projects that are consistent with a community plan, general plan, or zoning. See the Memorandum to the Technical Advisory Committee, dated July 1, 2021, for further discussion.

FINDINGS and/or RECOMMENDATIONS BY TAC: The Technical Advisory Committee (TAC) met on July 1, 2021, and has developed recommended findings and conditions for consideration by the Planning Commission. The recommended findings and conditions can be found in the memos to the TAC attached to this staff report. In addition, the recommended conditions can be found in Exhibit “A” of a draft resolution that is included in this packet.

Parcel Map #2021-003, Ross/Stampfli



Parcel Map #2021-003, Ross/Stampfli



Project Site

N

- Western Parcel
- Eastern Parcel
- APN 129-430-08
- Roads

Existing
APN 129-430-08
10 acres

Resultant
Western
Parcel
5 acres

Resultant
Eastern
Parcel
5 acres

Sunnyside Rd

Lassen County makes no guarantee of the accuracy or completeness of this information or data and assumes no liability for its use or misuse. This product is intended to be used for planning purposes only and does not have the force and effect of law, rule, or regulation. All GIS data should be verified before it is relied upon for property or project planning.

200 Yards

100

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Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION APPROVING
PARCEL MAP APPLICATION #2021-003, ROSS/STAMPFLI

WHEREAS, the Planning Commission of Lassen County, after due notice, and a public hearing conducted August 3, 2021, has considered Parcel Map Application #2021-003, Ross/Stampfli, proposing divide a 10-acre parcel into two 5-acre parcels; and

WHEREAS, the Environmental Review Officer has determined that the proposed parcel map application is not subject to further environmental review under the California Environmental Quality Act pursuant to Section 15183 of the Guidelines.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Planning Commission finds that the proposed parcel map application is consistent with the *Lassen County General Plan, 2000*, as amended by the *Janesville Planning Area Amendment, 1993*, and the parcel sizes proposed are consistent with parcel sizes permissible under the A-2-B-4 zoning district.
3. The Planning Commission hereby concurs with the Environmental Review Officer that the proposed parcel map is not subject to further environmental review under the California Environmental Quality Act pursuant to Section 15183 of the Guidelines.
4. The Planning Commission hereby adopts the Technical Advisory Committee's recommended findings attached with the staff report for PM #2021-003, Ross/Stampfli.
5. The Planning Commission hereby approves Parcel Map #2021-003, Ross/Stampfli, subject to the conditions set forth in Exhibit "A" attached hereto.

RESOLUTION NO. _____
Page 2 of 4

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the 3rd day of August 2021, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

Chairman
Lassen County Planning Commission

ATTEST:

Maurice L. Anderson, Secretary
Lassen County Planning Commission

EXHIBIT "A"
RECOMMENDED CONDITIONS OF APPROVAL
PARCEL MAP #2021-003

1. Prior to recordation of the parcel map, the applicants must record an easement granting the current owner of the proposed western parcel, and all future owners of said parcel, access to the associated well located on the eastern parcel, for residential use. Alternatively, a domestic well can be constructed and inspected on the western parcel.
2. Prior to recordation of the parcel map, the applicants must obtain written confirmation from the Lassen County Fire Warden that the proposed parcel map meets all requirements of Lassen County Code Chapter 9.16, or otherwise obtain an exception from the Fire Warden.
3. Owners, owner's agent(s) or applicants shall satisfy and the project shall meet all applicable requirements provided by law.
4. The parcel shall be subdivided as shown on the tentative parcel map submitted on June 10, 2021, for Parcel Map No. 2021-003.
5. Owners shall offer for dedication to the County of Lassen an easement for public road and public utility purposes over that portion of Sunnyside Road, County Road No. 222, which falls within the project boundaries, lying northerly of the South one-sixteenth line of said Section 2 (i.e. the southerly boundary line of the subject property), and the owners shall offer for dedication to the County of Lassen an easement for public road and public utility purposes over that portion of Norvell Lane, which falls within the project boundaries, lying thirty (30) feet easterly of the centerline.
6. Owners shall cause a field survey of the property shown on the tentative parcel map submitted for Parcel Map No. 2021-003 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 for the construction of any on or off-site improvements required by the conditional approval of the tentative parcel map submitted for Parcel Map No. 2021-003, 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. 2021-003 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. Owners, owner's agent(s) or applicants shall provide information and/or required documentation to demonstrate the project meets all applicable requirements established by the 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. 2021-003 have been satisfied or fulfilled.

9. Owners, owner's agent(s) or applicants 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. 2021-003, 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. 2021-003.
 - 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. 2021-003 have been acceptably met, the owners, owner's agent(s) or applicants 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. Prior to recordation of Parcel Map No. 2021-003, evidence 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.

RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY PLANNING DISAPPROVING PARCEL MAP APPLICATION #2021-003, ROSS/STAMPFLI

WHEREAS, the Planning Commission of Lassen County, after due notice, and a public hearing conducted August 3, 2021, has considered Parcel Map Application #2021-003, Ross/Stampfli, proposing divide a 10-acre parcel into two 5-acre parcels; and

WHEREAS, the California Environmental Quality Act does not apply to projects which a public agency rejects or disapproves, pursuant to Sections 15061(4) and 15270(a) of the Guidelines.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Planning Commission finds that the proposed parcel map application is not consistent with the *Lassen County General Plan, 2000*, as amended by the *Janesville Planning Area Amendment, 1993*.
3. The Planning Commission finds that the design or improvement of the proposed parcel map is not consistent with the *Lassen County General Plan, 2000*, as amended by the *Janesville Planning Area Amendment, 1993*.
4. The Planning Commission finds that the site is not physically suitable for the type of development proposed.
5. The Planning Commission finds that the site is not physically suitable for the proposed density of development.
6. The Planning Commission finds that the design of the parcel map or the proposed improvements are likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.
7. The Planning Commission finds that the design of the parcel map or the type of improvements is likely to cause serious health problems.
8. The Planning Commission finds that the design of the parcel map 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 parcel map.

RESOLUTION NO. _____
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9. The Planning Commission hereby concurs with the Environmental Review Officer that the California Environmental Quality Act does not apply to projects which a public agency rejects or disapproves, pursuant to Sections 15061(4) and 15270(a) of the Guidelines.

10. The Planning Commission hereby disapproves Parcel Map #2021-003, Ross/Stampfli.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the 3rd day of August 2021, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

Chairman
Lassen County Planning Commission

ATTEST:

Maurice L. Anderson, Secretary
Lassen County Planning Commission

TECHNICAL ADVISORY COMMITTEE
RECOMMENDED FINDINGS AND CONDITIONS

July 1, 2021

Parcel Map #2021-003, Ross/Stampfli

Parcel Maps:

- ☒ County Planning Director (present, findings and conditions)
- ☐ County Public Works Director (not present, no findings or conditions)
- ☒ County Surveyor (present, findings and conditions)
- ☒ County Sanitarian (present, no findings or conditions)
- ☒ County Fire Warden (present, no findings or conditions)
- ☒ County Assessor (present, no findings or conditions)



County of Lassen

Department of Planning and Building Services

• Planning

• Building Permits

• Code Enforcement

• Surveyor

• Surface Mining

June 17, 2021

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: July 1, 2021

Zoning & Building
Inspection Requests
Phone: 530 257-5263

FROM: Maurice L. Anderson, Director

RE: Parcel Map #2021-003, Ross/Stampfli

Project Description

PARCEL MAP #2021-003, Ross/Stampfli. Proposal to divide a 10-acre parcel into two parcels; the eastern and western proposed resultant parcels would each be 5 acres in size. The subject parcel is zoned A-2-B-4 (Agricultural Residential 4-Acre Building Site Combining District) and has a "Rural Residential" land use designation in the *Lassen County General Plan, 2000*, as amended by the *Janesville Planning Area Amendment, 1993*. The proposed project is exempt from the California Environmental Quality Act (CEQA) under Section 15183 of the CEQA Guidelines. The subject parcel is located at 465-500 Norvell Lane, Janesville, CA 96114, approximately 4 miles southeast of U.S. Highway 395 via Sunnyside Road. APN: 129-430-08. Staff Contact: Nancy McAllister, Associate Planner

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

1. The subject parcel is zoned A-2-B-4 (Agricultural Residential 4-Acre Building Site Combining District).
2. The subject parcel has a "Rural Residential" land use designation in the *Lassen County General Plan, 2000*, as amended by the *Janesville Planning Area Amendment, 1993*.
3. The applicants are proposing to divide a 10-acre parcel into two parcels; the eastern and western proposed resultant parcels would each be 5 acres in size.
4. Lassen County Code Section 18.84.020 requires that parcels meet the minimum acreage attached with the B combining district designation, and Section 18.84.060 allows for the average acreage of subdivided parcels to meet this minimum parcel size requirement. Therefore, an A-2-B-4 zoning district requires either a minimum or average 4-acre parcel size. The proposed parcel map meets this requirement.
5. According to the applicants, improvements on the subject parcel include two single-family residences, two septic systems, two wells with pump houses, and approximately seven accessory structures. If the subject parcel map application were approved, each resultant parcel would contain one single-family residence and one septic system, however, both wells would be located on the eastern resultant parcel.

6. The subject parcel is not within the 100-year flood zone as described by the Federal Emergency Management Agency (FEMA).
7. A parcel map meets the definition of a “subdivision” pursuant to Lassen County Code Section 16.08.180.
8. Lassen County Code Chapter 16.20 et seq. establishes the regulations regarding approval of tentative parcel maps.
9. Pursuant to Lassen County Code Section 16.20.070, the Planning Commission may approve the tentative map if it finds that the parcel map, together with its provision for its design and improvements, is consistent with the applicable general or specific plans adopted by Lassen County. Said section also states that 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.
10. Pursuant to Lassen County Code Section 16.20.080, the Planning Commission may deny the tentative map on any of the grounds provided by county ordinances or the Subdivision Map Act. The Planning Commission shall deny approval of the tentative map if it makes any of the following findings:
 1. *That the proposed map is not consistent with applicable general and specific plans;*
 2. *That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans;*
 3. *That the site is not physically suitable for the type of development;*
 4. *That the site is not physically suitable for the proposed density of development;*
 5. *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;*
 6. *That the design of the subdivision or the type of improvements is likely to cause serious public health problems;*
 7. *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.

11. The *Lassen County General Plan, 2000* relates the following goals and policy that inform the proposed project:

- *GOAL L-4: Compatibility between land use types by providing for complementary mixtures and patterns of land uses.*
- *LU-6 POLICY: The County recognizes general plan land use designations and consistent zoning as the appropriate and primary tools for attempting to achieve and maintain compatibility of land uses within the context of the County's land use authority and local control.*

12. Consistency with the *Lassen County General Plan, 2000*, and the *Janesville Planning Area Amendment, 1993*, is to be determined by the Lassen County Planning Commission.

13. The *Lassen County Code, 2000*, describes the "Rural Residential" land use designation 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).

Corresponding Zoning: "A-2", Agricultural-Residential District. An A-2 District is typically combined with a "B ", Building Site Combining District, to indicate minimum or average building sites ranging from three to twenty acres (e.g., A-2-B-5). Minimum parcel sizes may be regarded as average parcel sizes under special "density option" provisions of the "B" Combining District."

14. The proposed parcel map is consistent with the prescribed development density of the "Rural Residential" land use designation. See below for more information and analysis regarding land use compatibility.

15. The *Lassen County General Plan, 2000*, states the following:

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.).

16. The subject parcel is within the Janesville Fire Protection District.

17. The following goal and policies in the *Lassen County General Plan, 2000*, relate to protection of the rural character of the County:

- *GOAL L-9: Protection of the open, rural character of the county.*
- *LU22 POLICY: The County shall encourage expansion of existing residential areas and discourage sprawl and scattered development.*
- ***ISSUE: Growth and Development***

[T]he term “rural residential development” describes the act of developing rural land into residential parcels. There is a long tradition of this type of development in many areas of Lassen County. However, many of these areas contain agricultural lands. Some areas have the soil qualities and water resources which could have been developed for agriculture in the past but were not. Other areas have wildlife habitat resources which will be eliminated or reduced in habitat value by clearing and development for rural residential use.

As in many rural areas across the country, maintaining the “rural character” of Lassen County is a strong and constantly expressed desire of local residents.

18. Parcel map applications are subject to the provisions of Lassen County Code Chapter 9.16, which outlines fire-safe requirements.

19. The Environmental Review Officer has found that this project is not subject to further environmental review under Section 15183 of the CEQA Guidelines.

20. Section 15183(a) of the CEQA Guidelines states:

CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

21. Section 15183(d) of the CEQA Guidelines states:

This section shall apply only to projects which meet the following conditions:

1. *The project is consistent with:*
 - (A) *A community plan adopted as part of a general plan,*
 - (B) *A zoning action which zoned or designated the parcel on which the project would be located to accommodate a particular density of development, or*
 - (C) *A general plan of a local agency, and*
 2. *An EIR was certified by the lead agency for the zoning action, the community plan, or the general plan.*
22. The *Lassen County General Plan, 2000*, sets forth a density of 3 to 20 acres per parcel for the “Rural Residential” land use designation. The proposed parcel map application proposes two five-acre parcels.
23. The density proposed by the parcels to be created by this parcel map application are consistent with the density set forth by the *Lassen County General Plan, 2000*, for the “Rural Residential” land use designation. Additionally, an EIR was adopted for the *Lassen County General Plan, 2000*. Therefore, Section 15183, as described above, applies to the project, and so the project is not subject to further environmental review.
24. Given the small size of the proposed parcels, as well as the fact that the Norvell Lane area of Janesville is already very developed, the project will not have any project-specific or site-specific impacts to the environment in such a way that will cause a significant effect.
25. The proposed project is consistent with the Lassen County General Plan, zoning ordinance, and subdivision ordinance.

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

1. Prior to recordation of the parcel map, the applicants must record an easement granting the current owner of the proposed western parcel, and all future owners of said parcel, access to the associated well located on the eastern parcel, for residential use. Alternatively, a domestic well can be constructed and inspected on the western parcel.
2. Prior to recordation of the parcel map, the applicants must obtain written confirmation from the Lassen County Fire Warden that the proposed parcel map meets all requirements of Lassen County Code Chapter 9.16, or otherwise obtain an exception from the Fire Warden.

MLA:njm

S:\PLA\Planning\2021\PM #2021-003, Ross-Stampfli\TAC



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
Fax: 530 251-8373
email: landuse@co.lassen.ca.us
website: www.co.lassen.ca.us

June 16, 2021

Zoning & Building
Inspection Requests
Phone: 530 257-5263

TO: Technical Advisory Committee
Agenda Date: July 1, 2021

FROM: Don Willis, Lassen County Surveyor

RE: Parcel Map No. 2021-003 – The Ross Family Trust and the Stampfli Trust.
Assessor's Parcel Number: 129-430-008.

LASSEN COUNTY SURVEYOR FINDS AS FOLLOWS:

1. The parcel to be considered as shown on the tentative parcel map submitted on June 10, 2021 with application for Parcel Map No. 2021-003 is owned by Jerry Dean Ross and Deanna C. Ross, Trustees of the Ross Family Trust established June 17, 2010, as to an undivided one-half interest, and by Donald E. Stampfli, Surviving Trustee of the Stampfli Trust dated March 3, 1996, as to an undivided one-half interest, per a Grant Deed recorded on June 23, 2017 as Document No. 2017-02598 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 the Southeast one-quarter of the Northwest one-quarter of the Southwest one-quarter (SE1/4 NW1/4 SW1/4) of Section 2, Township 28 North, Range 13 East, Mount Diablo Base and Meridian. This parcel is approximately 10 acres in size and is further known as Assessor's Parcel Number 129-430-008.
3. The underlying legal parcel of the subject property described in Findings Item Number Two above was originally created as a result of a Joint Tenancy Grant Deed that was recorded on January 5, 1967 in Book 211, Page 522, of the Official Records of Lassen County. Prior to this, the parcel had been part of the Northwest one-quarter of the Southwest one-quarter (NW1/4 SW1/4) of said Section 2 (a 40 acre parcel), as shown in a Grant Deed recorded on June 21, 1966 in Book 207, Page 458, of the Official Records of Lassen County. The division of land in 1967 would have been allowable and in accordance with the provisions of the Subdivision Map Act because a parcel map was not required to be filed prior to March 4, 1972 and the parcel resulted from a division of land where fewer than

five parcels were created, thus complying with Section 66412.6(a) of the Subdivision Map Act.

4. Permits for development have been issued for the subject parcel by the Lassen County Building Department. This constitutes "*real property which has been approved for development*" per Section 66499.34 of the Subdivision Map Act and would allow the owners of the real property to receive a Certificate of Compliance for the parcel from the local agency if requested.
5. The tentative parcel map submitted for Parcel Map No. 2021-003 shows the proposed division will create two 5 acre parcels from the existing 10 acre parcel.
6. The tentative parcel map submitted for Parcel Map No. 2021-003 shows access to the subject property by way of Sunnyside Road, County Road No. 222, which is in the County maintained road system. The tentative parcel map also shows access to the subject property by way of Norvell Lane, which is a privately maintained road that is not in the County maintained road system.
7. The tentative map that was submitted for Parcel Map No. 2021-003 does not show existing right-of-way widths for Sunnyside Road or for Norvell Lane. Parcel maps that have been recorded in the vicinity of the subject parcel (40 Maps 96 and 9 Maps 55) show a right-of-way width of 60 feet for Sunnyside Road. Norvell Lane has a right-of-way width of 60 feet per a non-exclusive easement and right-of-way for roadway and public utility purposes that is described in a Grant Deed recorded at Book 207, Page 458, of the Official Records of Lassen County.
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. 2021-003 (THE ROSS FAMILY TRUST
AND THE STAMPFLI TRUST):**

1. Owners, owner's agent(s) or applicants shall satisfy and the project shall meet all applicable requirements provided by law.
2. The parcel shall be subdivided as shown on the tentative parcel map submitted on June 10, 2021 for Parcel Map No. 2021-003.
3. Owners shall offer for dedication to the County of Lassen an easement for public road and public utility purposes over that portion of Sunnyside Road, County Road No. 222, which falls within the project boundaries, lying northerly of the South one-sixteenth line of said Section 2 (i.e. the southerly boundary line of the subject property), and the owners shall offer for dedication to the County of Lassen an easement for public road and public utility purposes over that portion of Norvell Lane, which falls within the project boundaries, lying thirty (30) feet easterly of the centerline.
4. Owners shall cause a field survey of the property shown on the tentative parcel map submitted for Parcel Map No. 2021-003 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 for the construction of any on or off-site improvements required by the conditional approval of the tentative parcel map submitted for Parcel Map No. 2021-003, 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. 2021-003 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. Owners, owner's agent(s) or applicants shall provide information and/or required documentation to demonstrate the project meets all applicable requirements established by the 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. 2021-003 have been satisfied or fulfilled.
7. Owners, owner's agent(s) or applicants 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. 2021-003, 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. 2021-003.
 - (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. 2021-003 have been acceptably met, the owners, owner's agent(s) or applicants 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.

Technical Advisory Committee
Agenda Date: July 1, 2021
Lassen County Surveyor's Findings and Conditions
Page 5 of 5

10. Prior to recordation of Parcel Map No. 2021-003, evidence 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,

A handwritten signature in blue ink that reads "Don Willis".

Don Willis, L.S. 7742
Lassen County Surveyor



TENTATIVE PARCEL MAP/SUBDIVISION APPLICATION

FILING FEE: \$1,600 PARCEL MAP; \$1,750 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

RECEIVED

JUN 10 2021

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 2021-003

Property Owner/s	Property Owner/s
Name: <u>Jerry Dean Ross Deanna C Ross</u>	Name: <u>Donald Eugene Stamp III</u>
Mailing Address: <u>465-500 Norvell Ln.</u>	Mailing Address: <u>713-225 Summerville Rd</u>
City, ST, Zip: <u>Janesville CA 96114</u>	City, ST, Zip: <u>Janesville CA 96114</u>
Telephone: <u>530-251-3069</u> Fax:	Telephone: <u>530-253-3203</u> Fax:
Email: <u>nananddads@gmail.com</u>	Email:

Applicant/Authorized Representative*	Agent (Land Surveyor/Engineer/Consultant)
Same as above: <input checked="" type="checkbox"/>	Correspondence also sent to: <input type="checkbox"/>
Name:	Name: <u>NST Engineering</u>
Mailing Address:	Mailing Address: <u>1445 Riverside Dr.</u>
City, ST, Zip:	City, ST, Zip: <u>Susanville CA 96130</u>
Telephone: Fax:	Telephone: <u>530-257-5173</u> Fax: <u>530-257-6272</u>
Email:	Email: License #:

Project Address or Specific Location: <u>465-500 Norvell Ln, Janesville CA 96114</u>			
Deed Reference: Book:	Page:	Year:	Doc#:
Zoning:	General Plan Designation:		
Parcel Size (acreage):	Section:	Township:	Range:

Assessor's Parcel Number(s):	<u>129 - 430-08-11</u>	-	-	-	-
------------------------------	------------------------	---	---	---	---

<input type="checkbox"/> Subdivision (5 or more parcels created)
Number of Parcels: _____ Parcel Size Range: _____ (acres or square feet). Use: _____
<input checked="" type="checkbox"/> Parcel Map (4 or fewer parcels created).
Parcel No. <u>129-430-08-11</u> Size: <u>10</u> (acres or square feet). Uses: <u>Residential</u>
Parcel No. <u>Future?</u> Size: <u>5</u> (acres or square feet). Uses: <u>Residential</u>
Parcel No. <u>Future?</u> Size: <u>5</u> (acres or square feet). Uses: <u>Residential</u>
Parcel No. _____ Size: _____ (acres or square feet). Uses: _____

SIGNATURE OF PROPERTY OWNER(S): I HEREBY ACKNOWLEDGE THAT: I have read this application and state that the information given is both true and correct to the best of my knowledge. I agree to comply with all County ordinances and State laws concerning this application.	*SIGNATURE OF APPLICANT/AUTHORIZED REPRESENTATIVE (Representative may sign application on behalf of the property owner only if Letter of Authorization from the owner/s is provided).
<u>Jerry Dean Ross</u> Date: <u>6-9-21</u>	Date:
<u>Donald Eugene Stamp III</u> Date: <u>6-10-21</u>	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 2 wells on the 10 acres. Both on the proposed Eastern 5 acres;
an easement will be proposed.

3. Method of Sewage Disposal: ☐ Public System ☒ Private System

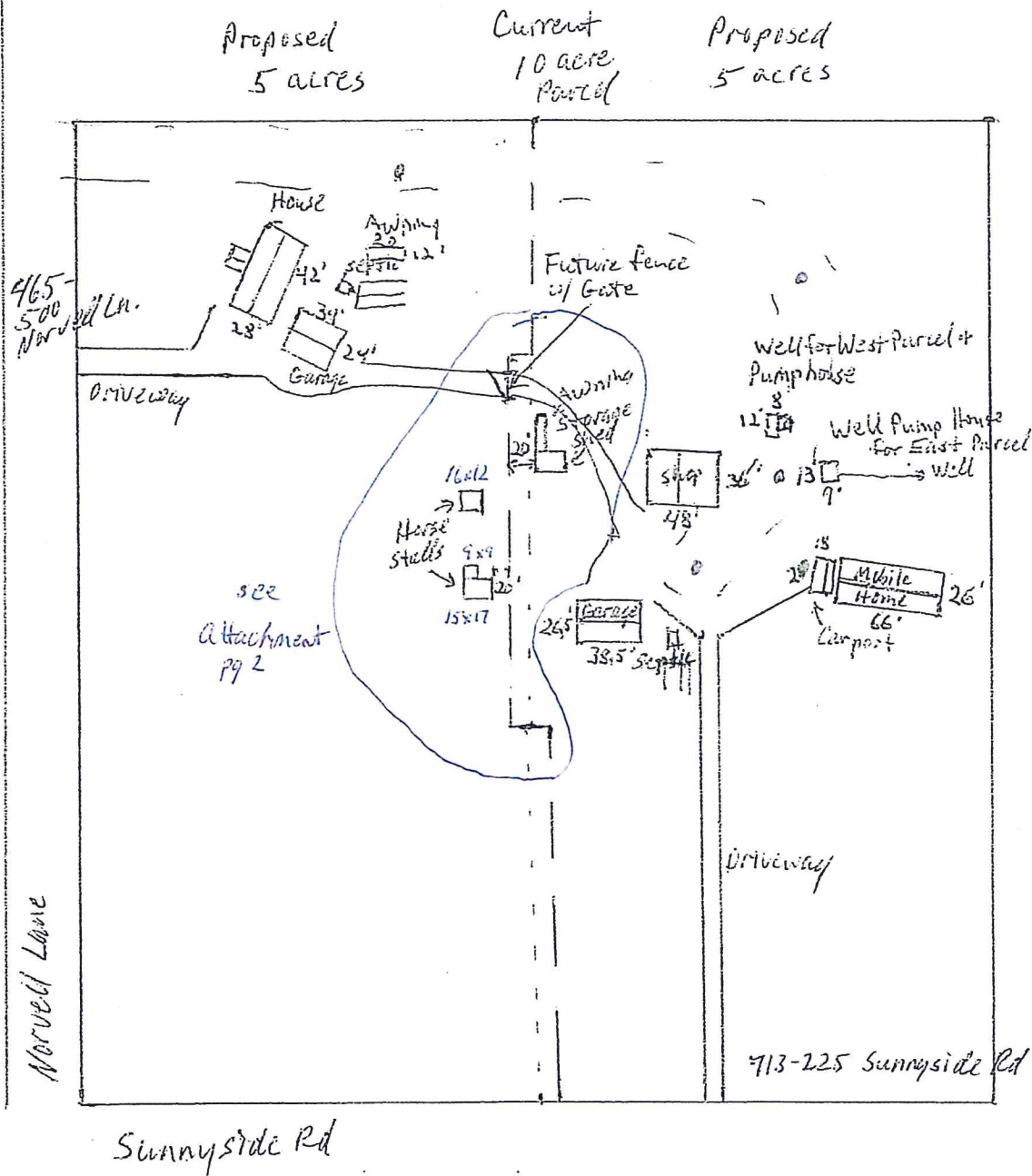
Explain Both 5 acres (proposed) have their own septic systems.

4. List All Recorded Access and Utility Easements: Plumas Sierra Rural Elec.

5. Does the Owner Own Other Land Near the Project Site? ☒ No ☐ Yes APN(s) _____

Jerry Dean Ross - The Ross Family Trust
 Deanna C Ross
 Donald Stampfli - The Stampfli Family Trust
 Parcel # 129-430-08-11

↑
N



- Power Poles
- — — — — Plumas Sierra Rural Electric
- — — — — Easement.

q
N

