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PLANNING COMMISSION MEETING  
January 4, 2022

FILE NUMBER:	PM 2021-004
PROPERTY OWNER:	Ross Family
APPLICANT:	Dena Eastwood and Robert Satika Trust
TYPE OF APPLICATION:	Parcel Map

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LASSEN COUNTY PLANNING COMMISSION

STAFF REPORT

January 4, 2022

FILE NUMBER: Parcel Map #2021-004, Eastwood/Satica  
APPLICANT: Dena Eastwood and Robert Satica Trust  
TYPE OF APPLICATION: Parcel Map  
GENERAL LOCATION: Richmond/Gold Run area Lassen County, CA  
ASSESSOR'S PARCEL NUMBER: 115-110-017, 053, 059, 060, 062, and 116-480-001  
ZONING: E-A (Exclusive Agricultural), E-A/P.U.D (Exclusive Agricultural/Planned Unit Development), U-C (Upland Conservation), R-1-NH-14-AA-D (Residential, 14-acre Natural Habitat, Accessory Animal, Design Combining), and R-1-B-3-AA-D (Residential 3-acre Building Site, Accessory Animal, Design Combining)  
GENERAL PLAN: "Rural Residential," "Planned Unit Development" "General Forest," "Agriculture," and "Estate Residential" in the *Richmond/Gold Run Area Plan, 1993*  
APPEAL: An appeal or "complaint" may be filed within 10 days of the Planning Commission's action in accordance with section 16.20.100 of the Lassen County Code.  
ENVIRONMENTAL DOCUMENT: Not subject to further CEQA review pursuant to Section 15183 of the CEQA Guidelines  
ASSIGNED STAFF: Matt May, Chief Planner

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AUTHORITY FOR APPLICATION:

Subdivision Map Act, Government Code Section 66410 et seq.  
Tentative Parcel Maps, Lassen County Code, Article I, Chapter 16.20 et seq.

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REGULATING AGENCIES:

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

PROJECT DESCRIPTION: Proposal to divide a 435-acre legal parcel into two parcels. Proposed Parcel No. 1 would be 153 acres, and proposed Parcel No. 2 would be 282 acres. The applicants are requesting a parcel map waiver, as noted on the application included in this packet. A parcel map waiver allows the parcels to be created by legal description instead of recordation of a Final Parcel Map. Please see the memorandum from the Lassen County Surveyor to the Technical Advisory Committee (TAC) included in this packet for further information. Said memorandum includes findings that would justify the Planning Commission's approval of a waiver.

**PROJECT SITE CHARACTERISTICS:** The subject parcel is located at 695-820 Gold Run Road, Susanville, CA 96130, approximately 4 miles west of the Gold Run Road/Richmond Road intersection. While there are multiple assessor parcels involved, the Lassen County Surveyor has indicated that there is only one legal parcel. Existing improvements on site include a single-family residence, two shops, barn, a septic system, and a well, all on Resultant Parcel 2. Resultant Parcel 1 is undeveloped.

The subject legal parcel is zoned: E-A (Exclusive Agricultural), E-A/P.U.D (Exclusive Agricultural/Planned Unit Development), U-C (Upland Conservation), R-1-NH-14-AA-D (Residential, 14-acre Natural Habitat, Accessory Animal, Design Combining), and R-1-B-3-AA-D (Residential 3-acre Building Site, Accessory Animal, Design Combining) and has a "Rural Residential," "Planned Unit Development," "General Forest," "Agriculture," and "Estate Residential" in the *Richmond/Gold Run Area Plan, 1993*. The subject parcel 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. 2021-004 shows access to the subject property by way of Gold Run Road, County Road No. 204, which is in the County maintained road system.

**SURROUNDING PROPERTY CHARACTERISTICS AND ZONING:** Zoning for parcels in the vicinity of the project site consist of the following:

	<b>Zoning</b>	<b>Parcel Size (acres)</b>
<b>North</b>	U-C Upland Conservation	80
<b>East</b>	R-1-B-3-AA-D (Single Family Residential, 3 acre Building Site Combining District, Accessory Animal Combining District and Design Combining District)	8
<b>South</b>	U-C (Upland Conservation)	8.9 10.7
<b>West</b>	R-1-NH-14-AA-D (Single Family Residential, 14 acre Natural Habitat Combining District, Accessory Animal Combining District and Design Combining District)	26.84 14.41

**GENERAL PLAN:** The subject parcel has land use designations of "Rural Residential," "Planned Unit Development," "General Forest," "Agriculture," and "Estate Residential" in *Richmond/Gold Run Area Plan, 1993*. The attached Technical Advisory Committee memorandums provide information regarding General Plan and Area Plan consistency. In summary, the proposed parcel map is consistent with the above designations.



## LOCAL GOVERNMENTAL SERVICES:

- Fire protection is provided by the Susan River Fire Protection District.
- Police protection is provided by the Lassen County Sheriff's Department.
- School service is provided by the Richmond Elementary School District and the Lassen Union High 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 from the Planning Division of the Planning and Building Services Department for the Technical Advisory Committee meeting conducted December 2, 2021 for further information regarding CEQA compliance.

FINDINGS and/or RECOMMENDATIONS BY TAC: The Technical Advisory Committee (TAC) met on December 2, 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.

TECHNICAL ADVISORY COMMITTEE  
RECOMMENDED FINDINGS AND CONDITIONS  
December 2, 2021  
Parcel Map #2021-004, Eastwood/Satica

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, with findings but no conditions)
- ☒ County Assessor (present, no findings or conditions)





## County of Lassen

### Department of Planning and Building Services

• Planning • Building • Environmental Health • Code Enforcement • Surveyor • Surface Mining

December 2, 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

Zoning & Building  
Inspection Requests  
Phone: 530 257-5263

Environmental Health  
Messages: 530 251-8528  
email: EHE@co.lassen.ca.us

TO: Technical Advisory Committee  
Agenda Date: December 2, 2021

FROM: Maurice L. Anderson, Director

RE: **PARCEL MAP #2021-004, Eastwood /Satica.** Proposal to divide a 435-acre legal parcel into two parcels; proposed Parcel No. 1 would be 153 acres, and proposed Parcel No.2 would be 282 acres. Currently, the subject legal parcel is assigned six Assessor's Parcel Numbers (APN's) APN: 115-110-017, 053, 059, 060, 063, and 116-480-001. The existing parcel is within the following zoning Districts: E-A (Exclusive Agricultural), E-A/P.U.D (Exclusive Agricultural/Planned Unit Development), U-C (Upland Conservation), R-1-NH-14-AA-D (Residential, 14-acre Natural Habitat, Accessory Animal, Design Combining), and R-1-B-3-AA-D (Residential 3-acre Building Site, Accessory Animal, Design Combining), and has land use designations of "Rural Residential," "Planned Unit Development," "General Forest," "Agriculture," and "Estate Residential" in the *Richmond/Gold Run Area Plan, 1993*. Zoning and land use designations are generally encompassed within assigned APN's. 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 695-820 Gold Run Road, Susanville, CA 96130, approximately 4 miles west of the Gold Run Road/Richmond Road intersection. Staff Contact: Matt May, Chief Planner

#### The Planning Division of Lassen County Planning and Building finds as follows:

1. The existing parcel is within the following zoning Districts: E-A (Exclusive Agricultural), E-A/P.U.D (Exclusive Agricultural/Planned Unit Development), U-C (Upland Conservation), R-1-NH-14-AA-D (Residential, 14-acre Natural Habitat, Accessory Animal, Design Combining), and R-1-B-3-AA-D (Residential 3-acre Building Site, Accessory Animal, Design Combining).
2. The subject parcel's land use designation is "Rural Residential," "Planned Unit Development," "General Forest," "Agriculture," and "Estate Residential" in the *Richmond/Gold Run Area Plan, 1993*.
3. Proposal to divide a +-435 acre parcel into two parcels: Resultant Parcel No.1 would be 153 acres and Resultant Parcel No. 2 would be 282.
4. The proposal is consistent with all area requirements found in Title 18 of the Lassen County Code.

5. Existing improvements on site include a single-family residence, two shops, barn, a septic system, and a well, all on Resultant Parcel B. Resultant Parcel A is undeveloped.
6. Developments on the subject parcel are not within the 100-year flood zone as described by the Federal Emergency Management Agency (FEMA).
7. The applicants are requesting a Parcel Map Waiver as noted on the transmittal form attached in this packet.
8. Access to the subject parcel, in both the existing and proposed configuration, is by Gold Run Road (which is in the county maintained road system).
9. Lassen County Code § 16.32.060(6) states that public electric and telephone facilities shall be available to each unit or lot within the subdivision.
10. The developer may request that the undergrounding requirement above be waived by the Planning Commission for parcels larger than three acres in size if the utility company that is responsible for providing electrical or telephone service to the project certifies to the Planning Commission at the public hearing held to consider approval of the project that, due to technical or physical limitations relating to the site or the utility system, the undergrounding of on-site utilities would be impractical. The Planning Commission may accept a fee in lieu of undergrounding such utilities or require other appropriate action.
11. Lassen County Code Chapter 16.20 et seq. establishes the regulations regarding approval (and denial) of tentative parcel maps.
12. The subject parcel is within the State Responsibility Area (CAL-FIRE) for fire protection.
13. The Environmental Review Officer has determined that the proposed parcel map is not subject to further environmental review under CEQA pursuant to Section 15183 of the Guidelines, which states in part:

*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.*

Section 15183(d) goes on to state that this exemption only applies 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.*

Section 15183 further defines “consistent” as meaning that the density of the proposed project is the same or less than the standard expressed for the involved parcel in the general plan, community plan or zoning action for which an EIR has been certified, and that the project complies with the density-related standards contained in that plan or zoning. Where the zoning ordinance refers to the general plan or community plan for its density standard, the project shall be consistent with the applicable plan.

- 14. The proposed parcel map is consistent with the land use designations (and corresponding densities) as found in the *Richmond/Gold Run Area Plan, 1993*.
- 15. An Environmental Impact Report (EIR) has been prepared and certified for the *Richmond/Gold Run Area Plan 1993*, and the Environmental Review Officer has determined that the proposed parcel map is consistent with said plan, and has therefore determined that the proposal is not subject to further environmental review under Section 15183 of the California Environmental Quality Act (CEQA) Guidelines.
- 16. The Environmental Review Officer also finds that there are no extraordinary circumstances which would preclude the use of Section 15183 of the CEQA Guidelines as an exemption.
- 17. The project does not propose any specific construction. Future construction must comply with Title 12 (Buildings and Construction), Title 18 (Zoning), and Chapter 9.16 (Fire Hazards) of the Lassen County Code.

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

- 1. In the event that any archaeological or cultural resources are discovered during construction or any ground disturbing activities in association with this project, such work is to be halted in the immediate area of the discovery until a qualified archaeologist, who shall be retained at the project proponent's expense, is consulted to assess the find's significance and recommend appropriate mitigation measures. The project proponent shall implement any mitigation measures recommended by the archaeologist to reduce potentially significant impacts cultural resources to a less than significant level.
- 2. All future utility connections must be placed underground unless otherwise approved by the Planning Commission or Board of Supervisors.



## County of Lassen

### Department of Planning and Building Services

• Planning • Building • Environmental Health • Code Enforcement • Surveyor • Surface Mining

November 16, 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: December 2, 2021

FROM: Don Willis, Lassen County Surveyor

RE: Parcel Map Waiver No. 2021-004 – The Dena Eastwood  
Revocable Living Trust and The Robert D. and Nancy E. Satika  
Family Trust.  
Assessor's Parcel Numbers: 115-110-017, 115-110-053, 115-110-059,  
115-110-060, 115-110-062 and 116-480-001.

Zoning & Building  
Inspection Requests  
Phone: 530 257-5263

Environmental Health  
Messages: 530 251-8528  
email: EHE@co.lassen.ca.us

#### LASSEN COUNTY SURVEYOR FINDS AS FOLLOWS:

1. The tentative map submitted with application for Parcel Map Waiver Number 2021-004 shows a proposed land division that involves two parcels, labeled as "Proposed Parcel 1" and "Proposed Parcel 2." These two parcels are represented by Assessor's Parcel Numbers 115-110-017, 115-110-053, 115-110-059, 115-110-060, 115-110-062 and 116-480-001 and are located in portions of Sections 13, 23 and 24, Township 29 North, Range 11 East, Mount Diablo Base and Meridian and in a portion of Section 19, Township 29 North, Range 12 East, Mount Diablo Base and Meridian, all in Lassen County, California.
2. The applicants have requested that a Parcel Map Waiver be allowable as provided by Section 16.20.230 of the Lassen County Code. This would be allowable in this instance since the property has existing access from Gold Run Road, a County maintained road, the underlying legal parcel is a result of a previously approved lot line adjustment, the proposed parcels are large in size and the proposed division line between the parcels is reestablishing a previously used division line within the property. Further, the legal descriptions of the resultant parcels will not require a field survey for their preparation.
3. The underlying lands of the proposed land division are held by Dena Eastwood, a married woman, as Trustee of the Dena Eastwood Revocable Living Trust dated February 28, 2004, as to an undivided one-half interest, as described in that certain Grant Deed recorded on September 8, 2004 as Document No. 2004-09680 of the Official Records of Lassen County. The remaining one-half interest is held by The Robert D. and Nancy E. Satika Family Trust created August 1, 2002, with Robert Domingo Satika and Nancy Ellen Satika as Trustees, as to an undivided one-half interest, as described in that certain Grant Deed recorded on November 19, 2002 as Document No. 2002-08953 of the Official Records of Lassen County. Both deeds utilize the same legal descriptions for five parcels of property by using a combination of aliquot/metres and bounds descriptions which have various exceptions incorporated into them. The result of these descriptions produces an exterior boundary that is represented by said Assessor's Parcel Numbers 115-110-017, 115-110-053, 115-110-059, 115-110-060, 115-110-062 and 116-480-001.



4. The underlying legal parcel of the proposed land division was created by Lot Line Adjustment No. 12-01-88 which was approved by the Lassen County Technical Advisory Committee on December 5, 1988. A *Consent of Record Owners for Lot Line Adjustment* was recorded on January 5, 1989 in Book 499, Page 859, of the Official Records of Lassen County. This adjustment reconfigured two existing parcels into a 10.88 acre parcel (not a part of the current land division) and an approximate 433 acre parcel. The 433 acre parcel is what is described by the five parcels in the vesting deeds for the current property owners, as described in Findings Item Number Three above. Based on the above, the subject parcel was created in conformance with the provisions of the Subdivision Map Act and local ordinances.
5. As previously noted, the tentative map submitted for Parcel Map Waiver Number 2021-004 shows a proposed land division that will create two parcels if the proposed division were approved. The westerly parcel, Proposed Parcel 1, is shown as  $\pm 153$  acres in size and the easterly parcel, Proposed Parcel 2, is shown as  $\pm 282$  acres in size. These figures add to 435 acres which closely agrees with the acreage from the lot line adjustment described in Findings Item Number Four above.
6. Gold Run Road, County Road No. 204, currently traverses through the subject property and will provide access to both of the proposed parcels. This road is within the County maintained road system and the right-of-way width is shown as 60 feet wide on multiple survey maps that have been filed over the years in the Official Records of Lassen County. A 60 feet wide dedication to the County of Lassen for public roadway purposes was made for *Phase One* of Parcel Map No. 6-03-87 and a *Certificate of Record Owner and Consent for Land Division* document stating such was recorded on October 28, 1987 in Book 480, Page 683, of the Official Records of Lassen County. The right-of-way that was dedicated covers the westerly portion of the proposed land division, more specifically that portion of Gold Run Road that is within Proposed Parcel 1 as is shown on the submitted tentative parcel map. The remaining portion of the Gold Run Road right-of-way that falls within the subject property does not appear to have been previously dedicated to the County of Lassen.
7. 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.
8. The requirements for the subdivision of land in Lassen County are established by Lassen County Code, Title 16, Subdivisions.
9. The requirements for Parcel Maps in Lassen County are established by Lassen County Code, Chapter 16.20. Section 16.20.230 of the County Code provides the requirements for completing a Parcel Map Waiver in Lassen County.

**LASSEN COUNTY SURVEYOR RECOMMENDS THE FOLLOWING CONDITIONS  
FOR PARCEL MAP WAIVER NO. 2021-004 (THE DENA EASTWOOD REVOCABLE  
LIVING TRUST AND THE ROBERT D. AND NANCY E. SATICA FAMILY TRUST):**

1. Owner(s), owner's agent(s) or applicants shall satisfy and the project shall meet all applicable requirements provided by law, including those established by the Subdivision Map Act (Government Code Section 66410, et. seq.) and Lassen County Code.
2. The parcel shall be subdivided as shown on the tentative map submitted on November 4, 2021 for Parcel Map Waiver Number 2021-004.
3. Owner(s), owner's agent(s) or applicants shall provide information and/or documentation required to demonstrate that all conditions of approval of Tentative Parcel Map Waiver Number 2021-004 have been satisfied or fulfilled before recordation of the Parcel Map Waiver.
4. The owners shall offer for dedication to the County of Lassen an easement for public road and public utility purposes over that portion of Gold Run Road, County Road No. 204, lying thirty (30) feet on each side of the centerline of said Gold Run Road, which falls within the boundaries of "*Proposed Parcel 2*", as said parcel is shown on the tentative parcel map that was submitted for Parcel Map Waiver No. 2021-004.
5. The owners shall provide a statement evidencing the written consent of all parties having any record title interest in the real property proposed to be divided in accordance with Section 16.20.230 of the Lassen County Code. This includes the submittal of resultant parcel legal descriptions of the real property as shown on the tentative map submitted for Parcel Map Waiver No. 2021-004 which have been prepared by a California Licensed Land Surveyor or California Registered Civil Engineer who is authorized to practice land surveying pursuant to Section 8731 of the Business and Professions Code of the State of California.
6. In accordance with Section 66411.1 of the Subdivision Map Act, if the applicants request a deferral of the construction of any on or off site improvements required by the conditional approval of Tentative Parcel Map Waiver Number 2021-004, the Parcel Map Waiver shall contain a note stating the construction of improvements required by the conditional approval of Tentative Parcel Map Waiver Number 2021-004 shall be completed before any permit or other grant of approval for development of the parcels shown on the Parcel Map Waiver is approved and/or issued.
7. Owner(s), owner's agent(s) or applicants shall submit a preliminary copy of the Parcel Map Waiver meeting the requirements of Lassen County Code, Section 16.20.230, to the Lassen County Surveyor for review and approval. The Parcel Map Waiver shall acceptably describe the parcels being created and shall reference all easements of record, or any created or offered for dedication, which affect the parcel being subdivided. This



review submittal shall also include the following:

- (a) A current Condition of Title report(s) for the property shown on the tentative map submitted for Parcel Map Waiver Number 2021-004.
  - (b) An index of specific recorded survey maps and deeds used to prepare the Parcel Map Waiver.
  - (c) Copies of other maps, documents and data used to prepare the Parcel Map Waiver if unavailable in the Lassen County Surveyor's Office.
  - (d) All fees required for this review.
8. 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 Waiver approving of the subdivision and the recording of the Parcel Map Waiver in accordance with Section 66445(e) of the Subdivision Map Act and Section 16.20.180(3)(B) of the Lassen County Code.
9. After the Parcel Map Waiver, including its form and content, have been determined to be acceptable by the County Surveyor in accordance with Section 16.20.200 of the Lassen County Code, and all conditions of the conditional approval of Tentative Parcel Map Waiver Number 2021-004 have been acceptably met, the owner(s), owner's agent(s) or applicant shall submit an original Parcel Map Waiver, corrected to its approved final form and signed by all parties having record title interest in the real property, to the County Surveyor for recording in the office of the Lassen County Recorder in accordance with Lassen County Code, Sections 16.20.220 and 16.20.230. This submittal of the Parcel Map Waiver 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 record the Parcel Map Waiver and related documents.
10. Prior to recordation of the Parcel Map Waiver, documentation shall be provided to the Lassen County Surveyor's Office which demonstrates that the Lassen County Tax Collector is satisfied that all current and delinquent property taxes have been paid, including funds deposited that are equivalent to all estimated taxes which have become a lien not yet due or payable, for all parcels involved in the Parcel Map Waiver.

Respectfully submitted,



Don Willis, L.S. 7742  
Lassen County Surveyor



## DEPARTMENT OF FORESTRY AND FIRE PROTECTION

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



November 19, 2021

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

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

RE: PARCEL MAP #2021-003, Eastwood/Satica.

Findings:

1. The Lassen County Firesafe Regulations do not apply when dividing existing parcels, providing the newly divided parcels don't create a set-back issue.

Conditions:

1. None

Joel Goldman  
Fire Captain  
CAL FIRE Lassen Modoc Unit  
Lassen County Fire Warden's Office

RECEIVED

DEC 02 2021

LASSEN COUNTY DEPARTMENT OF  
PLANNING AND BUILDING SERVICES

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

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION APPROVING  
PARCEL MAP APPLICATION #2021-004, EASTWOOD/SATICA

WHEREAS, the Planning Commission of Lassen County, after due notice, and a public hearing conducted on January 4, 2022, has considered Parcel Map Application #2021-004, Eastwood/Satica, proposing divide a 435 acre parcel into two parcels, with Parcel Number 1 being 153 aces and Parcel Number 2 being 282 acres; 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 *Richmond/Gold Run Area Plan, 1993*, and the parcel sizes proposed are consistent with parcel sizes permissible under the parcels zoning.
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 #2021-004, Eastwood/Satica.
5. As required by Lassen County Code section 16.20.230, as required to approve the recordation of a parcel map waiver, the planning commission hereby finds that the project complies with all requirements of state law and this title as to area, improvement and design, flood and water drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability and environmental protection.
6. Based on the above, the Planning Commission hereby approves the recordation of a parcel map waiver for this project.
7. The Planning Commission hereby approves Parcel Map #2021-004, Eastwood/Satica, 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 4<sup>th</sup> day of January, 2022, 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 #2021-004

1. Owner(s), owner's agent(s) or applicants shall satisfy and the project shall meet all applicable requirements provided by law, including those established by the Subdivision Map Act (Government Code Section 66410, et. seq.) and Lassen County Code.
2. The parcel shall be subdivided as shown on the tentative map submitted on November 4, 2021 for Parcel Map Waiver Number 2021-004.
3. Owner(s), owner's agent(s) or applicants shall provide information and/or documentation required to demonstrate that all conditions of approval of Tentative Parcel Map Waiver Number 2021-004 have been satisfied or fulfilled before recordation of the Parcel Map Waiver.
4. The owners shall offer for dedication to the County of Lassen an easement for public road and public utility purposes over that portion of Gold Run Road, County Road No. 204, lying thirty (30) feet on each side of the centerline of said Gold Run Road, which falls within the boundaries of "*Proposed Parcel 2*", as said parcel is shown on the tentative parcel map that was submitted for Parcel Map Waiver No. 2021-004.
5. The owners shall provide a statement evidencing the written consent of all parties having any record title interest in the real property proposed to be divided in accordance with Section 16.20.230 of the Lassen County Code. This includes the submittal of resultant parcel legal descriptions of the real property as shown on the tentative map submitted for Parcel Map Waiver No. 2021-004 which have been prepared by a California Licensed Land Surveyor or California Registered Civil Engineer who is authorized to practice land surveying pursuant to Section 8731 of the Business and Professions Code of the State of California.
6. In accordance with Section 66411.1 of the Subdivision Map Act, if the applicants request a deferral of the construction of any on or off site improvements required by the conditional approval of Tentative Parcel Map Waiver Number 2021-004, the Parcel Map Waiver shall contain a note stating the construction of improvements required by the conditional approval of Tentative Parcel Map Waiver Number 2021-004 shall be completed before any permit or other grant of approval for development of the parcels shown on the Parcel Map Waiver is approved and/or issued.
7. Owner(s), owner's agent(s) or applicants shall submit a preliminary copy of the Parcel Map Waiver meeting the requirements of Lassen County Code, Section 16.20.230, to the Lassen County Surveyor for review and approval. The Parcel Map Waiver shall acceptably describe the parcels being created and shall reference all easements of record, or any created or offered for dedication, which affect the parcel being subdivided. This review submittal shall also include the following:
  - (a) A current Condition of Title report(s) for the property shown on the tentative map submitted for Parcel Map Waiver Number 2021-004.



- (b) An index of specific recorded survey maps and deeds used to prepare the Parcel Map Waiver.
  - (c) Copies of other maps, documents and data used to prepare the Parcel Map Waiver if unavailable in the Lassen County Surveyor's Office.
  - (d) All fees required for this review.
8. 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 Waiver approving of the subdivision and the recording of the Parcel Map Waiver in accordance with Section 66445(e) of the Subdivision Map Act and Section 16.20.180(3)(B) of the Lassen County Code.
  9. After the Parcel Map Waiver, including its form and content, have been determined to be acceptable by the County Surveyor in accordance with Section 16.20.200 of the Lassen County Code, and all conditions of the conditional approval of Tentative Parcel Map Waiver Number 2021-004 have been acceptably met, the owner(s), owner's agent(s) or applicant shall submit an original Parcel Map Waiver, corrected to its approved final form and signed by all parties having record title interest in the real property, to the County Surveyor for recording in the office of the Lassen County Recorder in accordance with Lassen County Code, Sections 16.20.220 and 16.20.230. This submittal of the Parcel Map Waiver 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 record the Parcel Map Waiver and related documents.
  10. Prior to recordation of the Parcel Map Waiver, documentation shall be provided to the Lassen County Surveyor's Office which demonstrates that the Lassen County Tax Collector is satisfied that all current and delinquent property taxes have been paid, including funds deposited that are equivalent to all estimated taxes which have become a lien not yet due or payable, for all parcels involved in the Parcel Map Waiver.
  11. In the event that any archaeological or cultural resources are discovered during construction or any ground disturbing activities in association with this project, such work is to be halted in the immediate area of the discovery until a qualified archaeologist, who shall be retained at the project proponent's expense, is consulted to assess the find's significance and recommend appropriate mitigation measures. The project proponent shall implement any mitigation measures recommended by the archaeologist to reduce potentially significant impacts cultural resources to a less than significant level.
  12. All future utility connections must be placed underground unless otherwise approved by the Planning Commission or Board of Supervisors.

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

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION DISAPPROVING  
PARCEL MAP APPLICATION #2021-004, EASTWOOD/SATICA

WHEREAS, the Planning Commission of Lassen County, after due notice, and a public hearing conducted on January 4, 2022, has considered Parcel Map Application #2021-004, Eastwood/Satica, proposing divide a 435 acre parcel into two parcels, with Parcel Number 1 being 153 aces and Parcel Number 2 being 282 acres; 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*, and the *Richmond/Gold Run Area Plan, 1993*, based on the following findings:
  - a.
  - b.
  - c.
3. The Planning Commission finds that the site is not physically suitable for the type of development proposed, based on the following findings:
  - a.
  - b.
  - c.
4. The Planning Commission finds that the site is not physically suitable for the proposed density of development.
5. 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.
6. The Planning Commission finds that the design of the parcel map or the type of improvements is likely to cause serious health problems.
7. 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.



8. 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.

9. The Planning Commission hereby disapproves Parcel Map #2021-004 Eastwood/Satica.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the 4<sup>th</sup> day of January 2022, by the following vote:

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

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

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

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

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

ATTEST:

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



# Vicinity Map

Eastwood/Satica  
P.M. Waiver No. 2021-004

Susanville

Not a Part

Project Site







# TENTATIVE PARCEL MAP/SUBDIVISION APPLICATION

RECEIVED  
FILING FEE: \$1,600 PARCEL MAP; \$1,750 AND \$56 PER LOT, SUBDIVISION and  
ENVIRONMENTAL HEALTH FEE: \$85 per parcel

NOV 04 2021  
DEPARTMENT OF PLANNING AND BUILDING SERVICES  
707 Nevada Street, Suite 5 • Susanville, CA 96130-3912  
(530) 251-8269 • (530) 251-8373 (fax)  
www.co.lassen.ca.us

LASSEN COUNTY DEPARTMENT OF  
PLANNING AND BUILDING SERVICES

Form must be typed or printed clearly in black or blue ink.  
All sections must be completed in full. Only attach additional sheets if necessary.

FILE NO. PM 2021-004

Property Owner/s	
Name: <u>Dena Eastwood Trust</u>	Name: <u>Robert Satika Trust</u>
Mailing Address: <u>695-820 Gold Run Road</u>	Mailing Address: <u>PO Box 61</u>
City, ST, Zip: <u>Susanville CA 96130</u>	City, ST, Zip: <u>Standish CA 96128</u>
Telephone: <u>257-3368</u> Fax:	Telephone: <u>310-1886</u> Fax:
Email:	Email:

Applicant/Authorized Representative*	
Same as above: <input checked="" type="checkbox"/>	Agent (Land Surveyor/Engineer/Consultant)
Name:	Correspondence also sent to: <input checked="" type="checkbox"/>
Mailing Address:	Name: <u>Fred Nagel</u>
City, ST, Zip:	Mailing Address: <u>697-100 Gold Run Rd.</u>
Telephone: Fax:	City, ST, Zip: <u>Susanville CA 96130</u>
Email:	Telephone: <u>257-4029</u> Fax:
	Email: <u>frnagel@gmail.com</u> License #: <u>LS 3989</u>

Project Address or Specific Location:			
Deed Reference: Book: <u>503</u> Page: <u>323</u> Year: <u>1989</u> Doc#:			
Zoning: <u>EA &amp; R-1</u>	General Plan Designation:		
Parcel Size (acreage):	Section: <u>13, 24</u> Township: <u>29</u> Range: <u>11</u>		

Assessor's Parcel Number(s):		
<u>115-140-17, 53, 59, 60, 62 -</u>	<u>-</u>	<u>116-480-01</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). <u>WAIVER Per 16.20-230</u>		
Parcel No. <u>1</u>	Size: <u>153</u>	(acres or square feet). Uses: <u>Ag</u>
Parcel No. <u>2</u>	Size: <u>282</u>	(acres or square feet). Uses: <u>Ag</u>
Parcel No. _____	Size: _____	(acres or square feet). Uses: _____
Parcel No. _____	Size: _____	(acres or square feet). Uses: _____

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>Dena Eastwood</u>	Date: <u>11-4-21</u>	<u>Robert D. Satika</u>	Date: <u>10-21-21</u>
	Date:		Date:

See associated process form 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 Springs & Wells
3. Method of Sewage Disposal: ☐ Public System ☒ Private System  
Explain Septic Tanks and Leach Fields
4. List All Recorded Access and Utility Easements: County Road Frontage
5. Does the Owner Own Other Land Near the Project Site? ☐ No ☒ Yes APN(s) 115-110-56