



County of Lassen

Department of Planning and Building Services

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

March 24, 2022

DRAFT

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

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TO: Technical Advisory Committee
Agenda Date: April 7, 2022

Zoning & Building

Inspection Requests

Phone: 530 257-5263

FROM: Maurice L. Anderson, Director

Environmental Health

Messages: 530 251-8528

email: EHE@co.lassen.ca.us

RE: Parcel Map #2022-001, Harkness

Project Description

PARCEL MAP #2022-001, Harkness. Proposal to divide a 9.68-acre parcel into two parcels; proposed resultant Parcel A-2-A would be 1.07 acres and proposed resultant Parcel A-2-B would be 8.61 acres. The subject parcel is zoned C-T (Town Service District) and has a “Town Center” land use designation in the *Lassen County General Plan, 2000*, per the *Standish-Litchfield Area Plan, 1986*. 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 470-825 County Road A-3 (Standish Buntingville Rd), Standish, CA 96128, approximately 12 miles east of Susanville, via U.S. Highway 395 North. APN: 119-270-064. Staff Contact: Nancy McAllister, Senior Planner

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

1. The subject parcel is zoned C-T (Town Service District).
2. The subject parcel has a “Town Center” land use designation in the *Lassen County General Plan, 2000*, per the *Standish-Litchfield Area Plan, 1986*.
3. The applicants are proposing to divide a 9.68-acre parcel into two parcels; proposed resultant Parcel A-2-A would be 1.07 acres and proposed resultant Parcel A-2-B would be 8.61 acres.
4. There is no minimum parcel size identified for the C-T zoning district. Lassen County Code Section 18.102.050(3) identifies a minimum of one acre, and minimum lot width 150 feet, for property utilizing individual septic system and individual well. Lassen County Code Section 12.12.020 identifies a minimum of one acre for new divisions of land if the lot is to be served by a single connection well for the source of domestic water and the sewage disposal is by means of a septic tank system. The proposed parcel map meets these requirements.

5. Improvements on the subject parcel include a single-family residence with detached garage, one septic system, three wells, a barn, a shed, and a commercial shop (HVAC, sheet metal, electric). If the parcel map application were approved, resultant Parcel A-2-A would contain the commercial shop, and resultant Parcel A-2-B would contain all other improvements. Currently, the shop and residence share one septic system.
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. Lassen County Code Chapter 18.34 *C-T Town Service District*, describes the intent of the C-T zoning district as follows:

18.34.010 Intent

C-T districts are intended to promote and enhance the diversified uses compatible with and necessary for the maintenance and viability of town centers and rural communities. In combination with residential and public uses, these groupings of stores provide daily and weekly convenience shopping and services for the surrounding area. The C-T districts also provide for social and cultural headquarters for the county subareas with schools, fraternal organizations, churches, etc.

12. If the parcel map application were approved, the commercial and residential uses on resultant Parcels A-2-A and A-2-B would be consistent with the primary uses allowed by right within the C-T zoning district, pursuant to Lassen County Code Sections 18.34.030(2) and (5), which identify repair shops and single-family dwellings, respectively.
13. Consistency with the *Lassen County General Plan, 2000*, and the *Standish-Litchfield Area Plan, 1986*, is to be determined by the Lassen County Planning Commission.
14. The *Lassen County General Plan, 2000*, describes the “Town Center” land use designation, in part, as follows:

Town Center

“A Town Center... designates the central area of a small, unincorporated community. It typically serves as the commercial and social center of the surrounding community with a mixture of commercial and residential uses and may also include community services and social buildings (e.g., school, post office, fire hall, Grange, etc.) ...

The building intensity of Town Centers is largely dependent upon the availability (or lack of) community water and/or sewer services. Some Town Centers have one or

both services provided by service districts. Some centers have neither. In some communities, past development patterns may have produced lots which would be considered substandard in size today, but which are often recognized as legal building sites. Building intensity may range from one dwelling unit per acre (DUA) in areas requiring individual wells and septic systems to 7.25 DUA in centers having both community water and sewage systems.

Population density in Town Centers also depends largely upon available water and sewer services. In the residential areas of a Town Center where both services are available, the density will typically average 22 PPA (people per acre). If neither service is available, the average may be as low as three PPA.

Corresponding Zoning: A Town Center may have separately zoned residential and commercial districts (see below), or zoning may be addressed with a "C-T" Town Service District which provides for a mixture of commercial and residential uses."

15. The Lassen County General Plan, 2000, and the Standish-Litchfield Area Plan, 1986, relate the following goals and policies that inform the proposed project:

Standish-Litchfield Area Plan, 1986

Policy: Town Center/Commercial

5-A The townsites of Standish and Litchfield are designated as Town Centers and shall be considered as the appropriate location for mixed use residential/commercial development in the Planning Area.

Lassen County General Plan, 2000

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.

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 proposed project is consistent with the Lassen County General Plan, zoning ordinance, and subdivision ordinance.
17. The subject parcel is within the Standish-Litchfield Fire Protection District.

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 1 to 7.25 dwelling units per acre, and 3 to 22 people per acre for the “Town Center” land use designation, depending on the availability of water and sewer services. The density proposed by the parcels to be created by this parcel map application are consistent with the above density. 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.

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

1. The final map for Parcel Map No. 2020-003 shall meet all provisions of Title 16 Subdivisions, as determined by the Lassen County Surveyor and the Lassen County Planning Commission.

2. Prior to recordation of the parcel map, the applicants must record an easement granting the commercial shop on resultant Parcel A-2-A, access to the associated well and septic system located on resultant Parcel A-2-B. Alternatively, a well and septic system can be constructed and inspected on resultant Parcel A-2-A to serve the commercial shop.
3. 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.
4. Multiple access shall be required, unless a recommendation otherwise is made by the county fire warden or the responsible fire protection agency, and approved by the county, prior to recordation of the final map for Parcel Map No. 2020-003, based on one or more of the findings listed in Lassen County Code Section 9.16.190.
5. A note shall be recorded on the final map for Parcel Map No. 2020-003 requiring that in the event any archeological or cultural resources are discovered during construction or any ground disturbing activities, such work is to be halted in the immediate are of the discovery until a qualified archeologist, retained at the project proponent's expense, is consulted to assess the find's significance and recommend appropriate mitigation measures, which the project proponent shall implement to reduce potentially significant impacts to identified cultural resources to a less than significant level.

MLA:njm

S:\PLA\Planning\2022\PM #2022-001, Harkness\TAC



County of Lassen

Department of Planning and Building Services

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

March 23, 2022

 **DRAFT**

Maurice L. Anderson, Director

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website: www.co.lassen.ca.us

TO: Technical Advisory Committee
Agenda Date: April 7, 2022

FROM: Don Willis, Lassen County Surveyor

RE: Parcel Map No. 2022-001 – The William and Crystal Harkness Family Trust.
Assessor's Parcel Number: 119-270-064.

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 parcel to be considered, as the same is shown on the tentative parcel map submitted with application for Parcel Map No. 2022-001, is owned by William A. Harkness and Crystal M. Harkness, Trustees of The William and Crystal Harkness Family Trust created under a Declaration of Trust dated May 22, 2017, for the benefit of William A. Harkness and Crystal M. Harkness and the other beneficiaries of said trust, and as the community property of William A. Harkness and Crystal M. Harkness, per a Trust Transfer Grant Deed recorded on June 8, 2017 as Document No. 2017-02312 of the Official Records of Lassen County, California. The subject parcel is represented by Assessor's Parcel Number 119-270-064 and is located in a portion of Section 20, Township 29 North, Range 14 East, Mount Diablo Base and Meridian.
2. The legal description shown in the vesting deed listed in Findings Item Number One above describes the subject property as Parcel A-2 of Parcel Map No. 41-5-80, as the same was filed on October 29, 1980 in Book 18 of Maps, Page 64, of the Official Records of Lassen County. There are several errors in this description, one of which is that the number of the parcel map is cited incorrectly, and the other is that a 22 ft. x 22 ft. area located along one of the southerly boundaries should be excepted from the property. The missing exception is evidenced by the prior deed of the Harkness' which was recorded on October 7, 2014 as Document No. 2014-04387 of the Official Records of Lassen County. This 22 ft. x 22 ft. area was included in that deed, and is also included in the adjoiners deed to the south, so it appears that it simply was not included with the trust transfer deed. Although this area was included with said Parcel A-2 when the parcel map was originally filed in 1980, a Lot Line Adjustment in 1985/1986 approved it to be combined with the adjoining parcel to the south. This is evidenced by an Individual Grant Deed subtitled "*Lot Line Adjustment*" that was recorded on January 17, 1986 in Book 453, Page 589, of the Official Records of Lassen County. This deed conveyed the

small parcel between two separate ownerships and states “*This conveyance is made pursuant to Lot Line Adjustment Application #12-02-85, and Lassen County Ordinance 435, approved by the Lassen County Planning Commission on December 18, 1985.*”

3. The underlying legal parcel of the subject property was created from said Parcel Map No. 41-5-80 as described in Findings Item Number Two above. This parcel map was approved by the Lassen County Board of Supervisors on October 29, 1980 and filed on the same day in said Book 18 of Maps, Page 64, of the Official Records of Lassen County. Therefore, this parcel was created in accordance with the provisions of the Subdivision Map Act and local ordinances.
4. The subject property is encumbered by a 50 feet wide access easement that was created per said Parcel Map No. 41-5-80 (18 Maps 64). The purpose of this easement is to provide access from Standish Buntingville Road to Parcel A-1 of said Parcel Map No. 41-5-80 and its location is approximately in the middle of Parcel A-2 (the subject property of this proposal).
5. The subject property is also subject to a 50 feet wide leachfield exclusion area located along the northerly boundary line, as is shown on said Parcel Map No. 41-5-80.
6. The subject property is further subject to a ditch easement located along the southerly boundary line of the subject property, as is shown on said Parcel Map No. 41-5-80. This ditch easement is referenced on said parcel map by a document recorded on May 26, 1976 in Book 301, Page 524, of the Official Records of Lassen County. This document is titled “*Well Water Agreement*” and generally speaks about the sharing of water from a well, however it does not provide a width of the easement.
7. The subject property was previously proposed to be divided by William H. Harkness, the prior owner to the current owners, William A. Harkness and Crystal M. Harkness. Parcel Map No. 2005-001 was approved by the Lassen County Planning Commission on May 4, 2005 per Resolution No. 5-04-05 and proposed to divide the parcel into a 4.66 acre parcel and a 5.02 acre parcel. This parcel map was subsequently extended by the Planning Commission on July 11, 2007 per Resolution No. 07-01-07 for an additional period of twelve months, however the parcel map was never filed and the approved tentative map has since expired.
8. The existing acreage of the subject property is 9.68 acres. The tentative parcel map submitted for Parcel Map No. 2022-001 shows the proposed division will create a 180 ft. x 260 ft. parcel within the existing parcel boundaries. This parcel, labeled as Parcel

A-2-A on the tentative parcel map, results in a parcel that is 46,800 square feet, or 1.07 acres in size. This results in creating a second parcel that is 8.61 acres in size, which is labeled as Parcel A-2-B on said tentative parcel map.

9. The tentative parcel map submitted for Parcel Map No. 2022-001 shows that access to the subject property is by way of Standish Buntingville Road (A-3), County Road No. 301, which is in the Lassen County maintained road system. The existing parcel currently abuts this road and both proposed parcels will directly abut it as well.
10. The tentative map that was submitted for Parcel Map No. 2022-001 does not indicate a right-of-way width for said Standish Buntingville Road. Several record parcel maps (11 Maps 45 and 17 Maps 14) show a total right-of-way width of 52 feet, with 30 feet being on the westerly side and 22 feet being on the easterly side. An offer of dedication for public roadway purposes was made to the County of Lassen per the parcel map filed at said Book 11 of Maps, Page 45, of the Official Records of Lassen County. This offer resulted in the westerly 30 feet of said Standish Buntingville Road, specifically within the boundaries of the subject parcel, being accepted by the Lassen County Board of Supervisors on May 11, 1976. This dedication, which also offered additional right-of-way beyond the boundaries of the current subject parcel, includes all of the right-of-way for the current proposal and therefore an additional offer of dedication would not be necessary for the current project.
11. 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.
12. The requirements for the subdivision of land in Lassen County are established by Lassen County Code Title 16, Subdivisions.
13. 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. 2022-001 (THE WILLIAM AND CRYSTAL HARKNESS FAMILY 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 January 25, 2022 for Parcel Map No. 2022-001.
3. Owners shall cause a field survey of the parcels shown on the tentative parcel map submitted for Parcel Map No. 2022-001 to be completed in accordance with Section 66448 of the Subdivision Map Act and Section 16.20.160 of the Lassen County Code.
4. In accordance with Section 66411.1 of the Subdivision Map Act, if the applicants request 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. 2022-001, 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. 2022-001 shall be completed before any permit or other grant of approval for development of the parcels shown on the parcel map is approved and/or issued.
5. 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 applicants shall also provide documentation required to demonstrate that all conditions of approval for Parcel Map No. 2022-001 have been satisfied or fulfilled.
6. 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. 2022-001, 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. 2022-001.
 - (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.

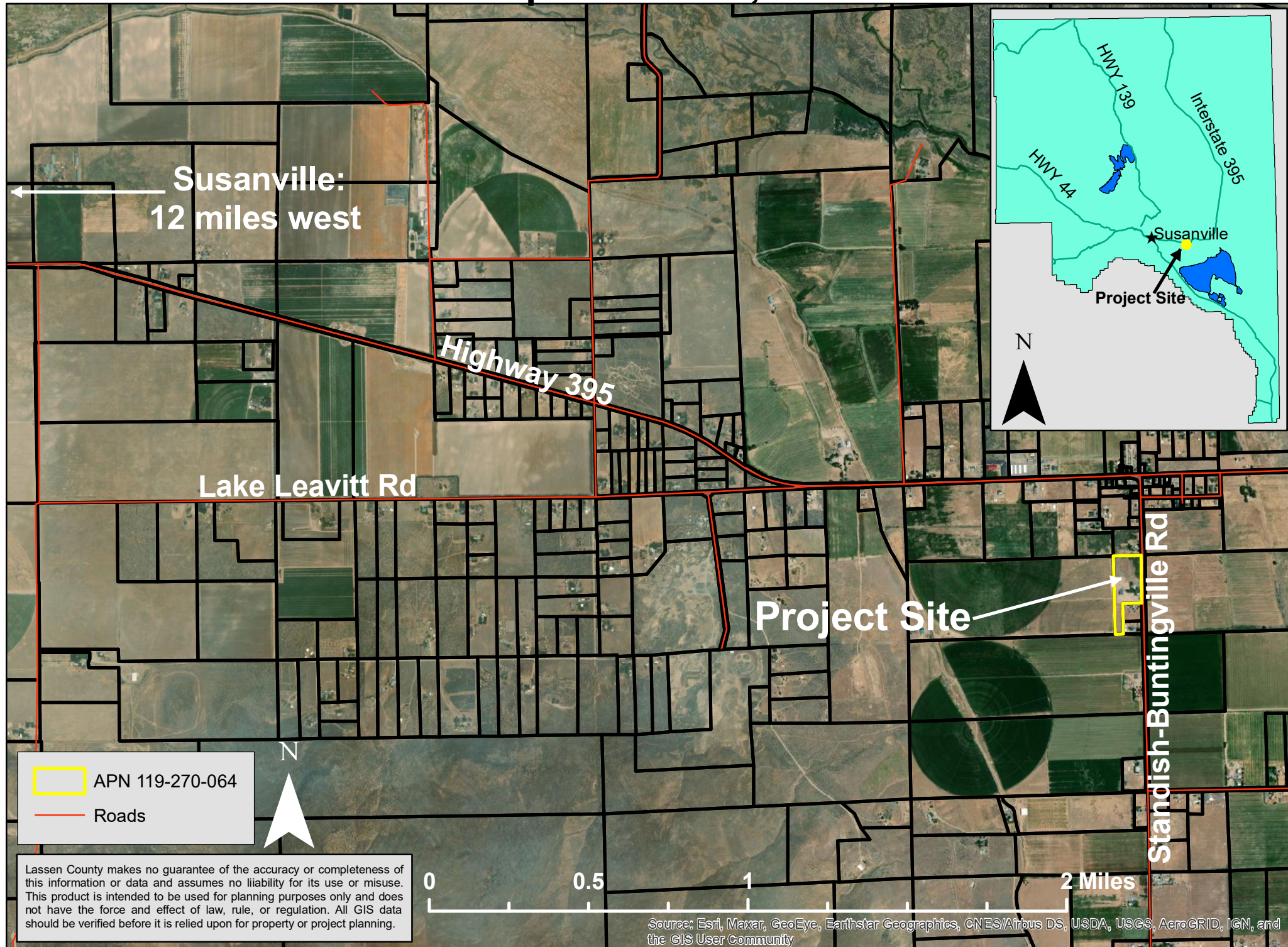
- (d) Copies of other maps, documents and data used to prepare the parcel map if unavailable in the Lassen County Surveyor's Office.
 - (e) All fees required for this review.
7. After the parcel map, including its form and content, have been determined to be acceptable by the County Surveyor, in accordance 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. 2022-001 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.
 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 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.
 9. Prior to recordation of Parcel Map No. 2022-001, 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,



Don Willis, L.S. 7742
Lassen County Surveyor

Parcel Map #2022-001, Harkness



Parcel Map #2022-001, Harkness

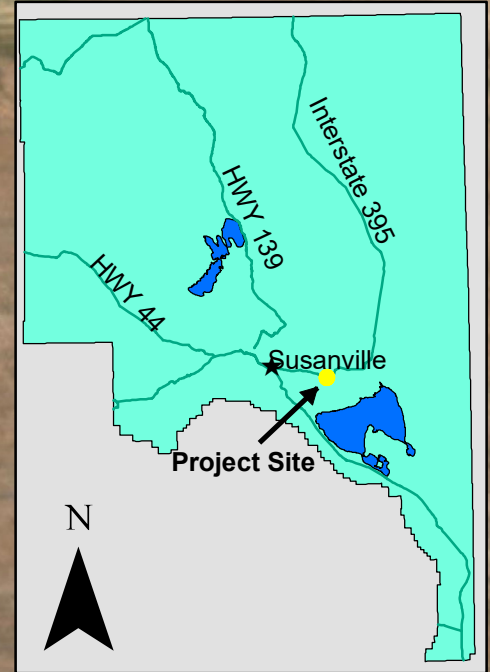
Parcel A-2-B
8.61 acres


APN 119-270-064


Parcel A-2-A
1.07 acres


Standish-Buntingville Rd


0 37.5 75 150 Yards



 Parcel A-2-A

 Parcel A-2-B

 APN 119-270-064

 Roads

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.



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

JAN 25 2022

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 2022-001

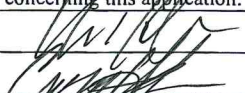
Property Owner/s	Property Owner/s
Name: <u>William A. Harkness, Crystal M. Harkness</u>	Name:
Mailing Address: <u>470-825 County Rd A3</u>	Mailing Address:
City, ST, Zip: <u>Standish, CA 96128</u>	City, ST, Zip:
Telephone: <u>(530) 254-4641</u> Fax:	Telephone: Fax:
Email: <u>bchark187@gmail.com</u>	Email:

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

Project Address or Specific Location: <u>470-825 County Rd A-3, Standish CA 96128</u>			
Deed Reference: Book:	Page:	Year:	Doc#:
Zoning: <u>C-T-D</u>	General Plan Designation:		
Parcel Size (acreage):	Section:	Township:	Range:

Assessor's Parcel Number(s):	<u>119 - 270 - 064</u>	-	-	-	-
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<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. _____ Size: _____ (acres or square feet). Uses: _____
Parcel No. _____ Size: _____ (acres or square feet). Uses: _____
Parcel No. _____ Size: _____ (acres or square feet). Uses: _____
Parcel No. _____ Size: _____ (acres or square feet). Uses: _____

SIGNATURE OF PROPERTY OWNER(S): I HEREBY ACKNOWLEDGE THAT: I have read this application and state that the information given is both true and correct to the best of my knowledge. I agree to comply with all County ordinances and State laws concerning this application.	*SIGNATURE OF APPLICANT/AUTHORIZED REPRESENTATIVE (Representative may sign application on behalf of the property owner only if Letter of Authorization from the owner/s is provided).
 Date: <u>1/25/22</u>	Date: _____
Date: <u>1/25/22</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 WEN

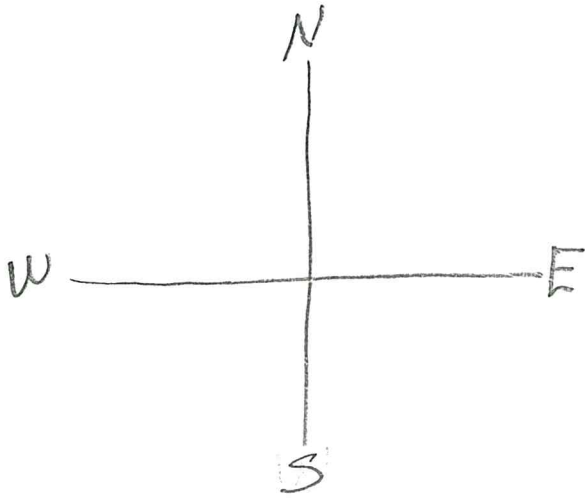
3. Method of Sewage Disposal: ☐ Public System ☐ Private System

Explain NONE.

4. List All Recorded Access and Utility Easements: LAND AND ADJACENT AGRICULTURAL PLOTS

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

RECEIVED
MAR 22 2022
LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES



1313.35

511.00

449.12

A-2-B

BARN

PROPOSED

AREA

FENCE

OKWELL

STOP

HOUSE

SEWER TRAIL

150'

WELL
SHED

802.55
(622.55 PROPOSED)
1/4" = 20'

COUNTY ROAD A 3

LASSEN TRIPLEX