



County of Lassen

Department of Planning and Building Services

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

April 17, 2024

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TO: Lassen County Planning Commission
Agenda Date: May 7, 2024

Zoning & Building
Inspection Requests
Phone: 530 257-5263

FROM: Maurice Anderson, Director
Don Willis, County Surveyor

*MAM for
DW*

SUBJECT: Extension Request for Tentative Parcel Map No. 2022-002 – Lands of Thomas and Brenda Pasqual.
Assessor's Parcel Number: 001-090-009.

SUMMARY

The Department of Planning and Building Services received a written request from NST Engineering, Inc., on April 17, 2024, to extend the expiration date of Tentative Parcel Map No. 2022-002. This request was submitted by NST Engineering on behalf of the current property owners, Thomas and Brenda Pasqual.

Tentative Parcel Map No. 2022-002 was conditionally approved by the Lassen County Planning Commission on May 3, 2022, through the adoption of Resolution No. 5-02-22. This resolution required fifteen (15) conditions of approval and provided a two (2) year timeline to satisfy said conditions of approval and have a parcel map recorded in the Official Records of Lassen County, California.

The property owners and owners' agent, NST Engineering, were notified by the Lassen County Surveyor, by letter dated March 5, 2024, informing them that the tentative parcel map was set to expire on May 3, 2024, unless an extension was applied for and approved by the Lassen County Planning Commission. Extensions to tentative parcel maps are allowable under Section 16.20.130 of the Lassen County Code and must be approved by the Planning Commission. Section 16.20.130(c) of said Code provides for a total of three extensions, each being sixteen (16) months in duration, for a total extension timeline period of four (4) years, if all three extensions were applied for and approved. This provides applicants a total of six (6) years to complete a parcel map.

Although the original tentative parcel map expires on May 3, 2024, tentative maps are automatically extended "*for 60 days or until the application is approved, conditionally approved, or denied, whichever occurs first,*" upon application made for an extension, in accordance with Section 66463.5 of the California Subdivision Map Act.

BACKGROUND

The subject property is represented by Assessor's Parcel Number 001-090-009 and is located within a portion of Section 19, Township 38 North, Range 6 East, Mount Diablo Base and Meridian, in Lassen County, California. This area is located in the most northwesterly portion of Lassen County.

Tentative Parcel Map No. 2022-002 proposes to subdivide a 47.85 acre parcel into a 5.00 acre parcel and a 42.85 acre parcel. There are two existing residences located on the subject parcel and each proposed parcel would contain one of the residences. Both residences have existing septic tanks and wells as well and each proposed parcel would have its own septic tank and well.

ENVIRONMENTAL REVIEW

Through said Resolution No. 5-02-22, the Planning Commission concurred with the Lassen County Environmental Review Officer that the proposed parcel map was not subject to further environmental review under the California Environmental Quality Act pursuant to Section 15183 of the Guidelines. Also, there have been no substantial changes proposed for the conditionally approved project and there has been no new information submitted which demonstrates that significant effects would occur.

STAFF RECOMMENDATION

The property owners and their agent have been working to complete the conditions of approval and have nearly all of them completed at this point in time. The expiration date is going to approach before all final documents can be submitted and the owners would be forced to start over if the tentative map expires and no extension is granted. Therefore, County staff recommends that the applicants be granted additional time to complete Tentative Parcel Map No. 2022-002.

MLA:dw

RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION
APPROVING AN EXTENSION REQUEST FOR TENTATIVE PARCEL MAP NO.
2022-002, LANDS OF THOMAS AND BRENDA PASQUAL, ASSESSOR'S PARCEL
NUMBER 001-090-009.

WHEREAS, the Lassen County Planning Commission, after due notice, and a public hearing conducted on May 7, 2024, has considered an extension request to extend the expiration date of Tentative Parcel Map No. 2022-002, as said request was submitted to the Department of Planning and Building Services on April 17, 2024 by NST Engineering, Inc., on behalf of the property owners, Thomas and Brenda Pasqual; and

WHEREAS, tentative parcel maps are automatically extended "*for 60 days or until the application for the extension is approved, conditionally approved, or denied, whichever occurs first,*" in accordance with Section 66463.5(c) of the Subdivision Map Act; and

WHEREAS, Tentative Parcel Map No. 2022-002 was conditionally approved by the Lassen County Planning Commission on May 3, 2022, through Resolution No. 5-02-22, and required fifteen (15) conditions of approval; and

WHEREAS, said Planning Commission Resolution No. 5-02-22 provided a two (2) year timeline to satisfy the conditions of approval and have a parcel map recorded in the Official Records of Lassen County; and

WHEREAS, said fifteen (15) conditions of approval for said tentative parcel map approval will continue to apply with any extension that is granted; and

WHEREAS, extensions to tentative parcel maps are allowable under Section 16.20.130 of the Lassen County Code; and

WHEREAS, Section 16.20.130(c) of the Lassen County Code allows a total of three extensions for tentative parcel maps, each being sixteen (16) months in duration, for a total extension timeline period of four (4) years and a total project timeline period of six (6) years; and

WHEREAS, the Lassen County Environmental Review Officer has determined that no further environmental review is required in accordance with Section 15183 of the California Environmental Quality Act Guidelines, based on the findings contained in the Planning Commission staff report.

NOW, THEREFORE BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.

RESOLUTION NO. _____

2. The Lassen County Planning Commission finds that the proposed tentative parcel map extension request is consistent with Section 16.20.130(c) of the Lassen County Code.
3. The Lassen County Planning Commission finds that the fifteen (15) conditions of approval required by Planning Commission Resolution No. 5-02-22 will continue to apply to Tentative Parcel Map No. 2022-002.
4. The Lassen County Planning Commission hereby concurs with the Lassen County Environmental Review Officer that no further environmental review is required for this tentative parcel map extension in accordance with Section 15183 of the California Environmental Quality Act Guidelines.
5. The Lassen County Planning Commission hereby approves a sixteen (16) month extension for Tentative Parcel Map No. 2022-002, the new expiration date for which will be September 3, 2025.

PASSED AND ADOPTED at a regular meeting of the Lassen County Planning Commission of the County of Lassen, State of California, held on the 7th day of May, 2024, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

Chairman
Lassen County Planning Commission

ATTEST:

Maurice L. Anderson, Secretary
Lassen County Planning Commission

RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION
DISAPPROVING AN EXTENSION REQUEST FOR TENTATIVE PARCEL MAP
NO. 2022-002, LANDS OF THOMAS AND BRENDA PASQUAL, ASSESSOR'S
PARCEL NUMBER 001-090-009.

WHEREAS, the Lassen County Planning Commission, after due notice, and a public hearing conducted on May 7, 2024, has considered an extension request to extend the expiration date of Tentative Parcel Map No. 2022-002, as said request was submitted to the Department of Planning and Building Services on April 17, 2024 by NST Engineering, Inc., on behalf of the property owners, Thomas and Brenda Pasqual; and

WHEREAS, tentative parcel maps are automatically extended "*for 60 days or until the application for the extension is approved, conditionally approved, or denied, whichever occurs first,*" in accordance with Section 66463.5(c) of the Subdivision Map Act; and

WHEREAS, Tentative Parcel Map No. 2022-002 was conditionally approved by the Lassen County Planning Commission on May 3, 2022, through Resolution No. 5-02-22, and required fifteen (15) conditions of approval; and

WHEREAS, said Planning Commission Resolution No. 5-02-22 provided a two (2) year timeline to satisfy the conditions of approval and have a parcel map recorded in the Official Records of Lassen County; and

WHEREAS, said fifteen (15) conditions of approval for said tentative parcel map approval will continue to apply with any extension that is granted; and

WHEREAS, extensions to tentative parcel maps are allowable under Section 16.20.130 of the Lassen County Code; and

WHEREAS, Section 16.20.130(c) of the Lassen County Code allows a total of three extensions for tentative parcel maps, each being sixteen (16) months in duration, for a total extension timeline period of four (4) years and a total project timeline period of six (6) years; and

WHEREAS, the Lassen County Environmental Review Officer has determined that no further environmental review is required in accordance with Section 15183 of the California Environmental Quality Act Guidelines, based on the findings contained in the Planning Commission staff report.

NOW, THEREFORE BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.

RESOLUTION NO. _____

2. The Lassen County Planning Commission finds that the proposed tentative parcel map extension request is not consistent with Section 16.20.130(c) of the Lassen County Code.
3. The Lassen County Planning Commission hereby concurs with the Lassen County Environmental Review Officer that no further environmental review is required for this tentative parcel map extension in accordance with Section 15183 of the California Environmental Quality Act Guidelines.
4. The Lassen County Planning Commission hereby disapproves a sixteen (16) month extension for Tentative Parcel Map No. 2022-002, the new expiration date for which will be September 3, 2025.

PASSED AND ADOPTED at a regular meeting of the Lassen County Planning Commission of the County of Lassen, State of California, held on the 7th day of May, 2024, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

Chairman
Lassen County Planning Commission

ATTEST:

Maurice L. Anderson, Secretary
Lassen County Planning Commission