

for board of supervisors' action shall be as set forth in Section 16.20.060. (Ord. 475-E § 3, 2006).

Furthermore, Lassen County Code Chapter 18.124 sets forth the procedures for zoning amendments. Said chapter requires in part that the Planning Commission submit a report of its findings and a summary along with its recommendations with respect to the proposed amendment to the Board of Supervisors.

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 March 26, 2018, for further discussion.

FINDINGS and/or RECOMMENDATIONS BY TAC: The Technical Advisory Committee (TAC) met on April 5, 2018, 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
April 5, 2018
Parcel Map File #2018-002, Rezone File #2018-002, Ethridge

Parcel Maps:

- ☒ County Planning Director
- ☒ County Public Works Director
- ☒ County Surveyor
- ☒ County Sanitarian (present, findings and conditions verbalized at TAC meeting, received in writing on April 26, 2018)
- ☒ County Fire Warden
- ☐ County Assessor (present, no conditions)



County of Lassen
Department of Planning and Building Services

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

March 26, 2018

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: April 5, 2018

FROM: Maurice L. Anderson, Director

Zoning & Building
Inspection Requests
Phone: 530 257-5263

RE: **PARCEL MAP #2018-002, Rezone #2018-002, Gregg and Heather Ethridge.** Proposal to split a 20-acre parcel into two parcels: Resultant Parcels A and B are each 10 acres in size. The subject parcel is zoned A-2-B-19 (Agricultural Residential District, 19 Acre Building Site Combining District), whereas the applicants propose to rezone the subject parcel into the A-2-B-10 (Agricultural Residential District, 10 Acre Building Site Combining District) zoning district to allow for the parcel map application. The subject parcel has a "Rural Residential" land use designation in the *Janesville Planning Area, 1993* and *Lassen County General Plan, 2000*. The proposed project is not subject to further CEQA review pursuant to Section 15183 of the Guidelines. The project site is located approximately 1.25 miles west of the intersection of Wingfield Road and Janesville Main Street (said intersection is a quarter-mile south of U.S. Highway 395) at 465-445 Elysian Valley Road, Janesville, CA 96114. APN: 129-650-31. Staff Contact: Stefano Richichi, Associate Planner

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

1. The subject parcel is zoned A-2-B-19 (Agricultural Residential District, 19 Acre Building Site Combining District).
2. The subject parcel's land use designation is "Rural Residential" in the *Janesville Planning Area, 1993* and *Lassen County General Plan, 2000*.
3. The applicants are proposing to divide a 20-acre parcel into two parcels: Resultant Parcels A and B are each 10 acres in size.
4. The applicants are proposing to rezone the subject parcel into the A-2-B-10 (Agricultural Residential District, 10 Acre Building Site Combining District) zoning district to allow for the parcel map application.
5. 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-10 zoning district requires either a minimum or average 10-acre parcel size.
6. Existing improvements on site include an approximately 1,600-square-foot single-family residence with an attached approximately 600-square-foot garage, a septic system, and a well, all on Resultant Parcel A. Resultant Parcel B is undeveloped.
7. The subject parcel is not within the 100-year flood zone as described by the Federal Emergency Management Agency (FEMA).

8. A parcel map meets the definition of a “subdivision” pursuant to Lassen County Code Section 16.08.180.
9. Lassen County Code Section 16.32.050(2) states that “the subdivider shall be required to participate in the paving of unpaved county-maintained roads when such roads are to be used for access to the subdivision, regardless of the required road standard for circulation within the proposed subdivision.”
10. Elysian Valley Road is an unpaved county-maintained road (County Road 219).
11. However, Lassen County Code Section 16.32.070(2) states that the Planning Commission may grant a variance from the road construction standards required in Chapter 16.32 either by:
 - (A) *Conducting a public hearing and determining that the weight of the evidence contained in the record indicates that the granting of such a variance would not be detrimental to the health, safety, or general welfare of the citizens of Lassen County and that the approval of the requested variance would not be inconsistent with the county general plan; or*
 - (B) *By a four-fifths majority vote upon the recommendations of the Technical Advisory Committee for the particular project.*
12. The Board of Supervisors may also grant a variance from the road standards set forth in Chapter 16.32 on appeal if it makes the above findings.
13. Additionally, the Director of Public Works has determined that to require the subdivider to participate in the paving of Elysian Valley Road would not be appropriate.
14. Lassen County Code Section 16.32.060 states that public electric and telephone facilities shall be available to each unit or lot within the subdivision. Said section further stipulates that if a proposed subdivision is located in an area where such utilities are not available, the project may be approved if it is conditioned that a statement of ineligibility for construction of any residential, commercial, or industrial structure or building (except for agricultural buildings), on any such parcel which sets forth remedial action required to rectify such deficiency, shall appear upon the map or map waiver document, and deed or other instrument transferring ownership of any such parcel.
15. The above section also states that if a subdivision is located within the service area of one or more cable television services, the design of the subdivision shall provide an opportunity for one or more cable television systems to construct, install, and maintain, on land identified on the map as dedicated or to be dedicated to public utility use, any equipment necessary to extend cable television services to each residential parcel in the subdivision.
16. Section 16.32.060(7) requires in part that all utilities within a subdivision designated by the general plan for rural residential land use shall be placed underground, and that undergrounding may be required along peripheral streets.

17. 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.
18. Lassen County Code Chapter 16.20 et seq. establishes the regulations regarding approval of tentative parcel maps.
19. According 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.*

20. The *Lassen County General Plan, 2000* relates the following goals, objectives, and policy implementation measures 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.*
- *LU-7 POLICY: The County shall consider the land use compatibility implications of proposed changes in land use, including proposed general plan amendments and rezoning, to determine the significance and acceptability of the extent to which proposed changes may affect the pattern and well-being of neighboring land uses.*
- *Implementation Measure LU-F: The County shall continue to utilize the California Environmental Quality Act (CEQA) process, when applicable, to evaluate potential impacts of proposed changes in land uses on surrounding lands and to implement appropriate mitigation measures when needed.*

21. The proposed parcel map and rezone are consistent with the densities "Rural Residential" land use designation. See below for more information and analysis regarding land use compatibility.

22. The *Lassen County General Plan, 2000* also 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.).

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

24. 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.*

- *AG-4 POLICY: In order to support the existing and future economic value and viability of agricultural lands, including grazing lands, such lands should remain in relatively large units. Except in limited circumstances pursuant to the County's zoning ordinance(e.g. segregation of homesites, use permits, etc.), County zoning and subdivision regulations shall protect agricultural lands by not allowing isolated subdivisions intended primarily for residential use to be developed in areas which are not specifically designated in the General Plan or area plan for a community development land use (e.g., rural residential) and zoned accordingly.*

- **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.

25. The "Rural Residential" land use designation is a residential land use pursuant to the *Lassen County General Plan, 2000*, and not an agricultural land use. The proposed parcel map would be an expansion of an existing residential area. See below for findings regarding soil and wildlife habitat quality.
26. The following policy in the *Lassen County General Plan, 2000* relates to the protection of agricultural lands as well as buffers for lands adjoining agricultural lands:
 - *GOAL A-7: Protection of agricultural lands and lands having substantial potential for productive agricultural use from the intrusion of incompatible neighboring uses and factors which threaten to constrain or reduce agricultural productivity.*
 - *AG16 POLICY: Where proposed residential, commercial, or industrial development abuts lands devoted to agriculture production, the non-agricultural uses shall be required to incorporate buffer areas to mitigate potential land use conflicts as conditions of approval for subdivisions or use permits. The type and width of buffer areas shall be determined based on the character, intensity and sensitivity of the abutting land uses.*
 - *Implementation Measure AG-N: The County shall apply careful discretion in approving uses and zoning in areas adjacent to agricultural areas which may conflict with agricultural operations or future agricultural development in the area.*
 - *Implementation Measure AG-P: The County supports the continuation of reasonable fencing and cattle guard requirements for subdivisions adjacent to agricultural zones.*

- ***Incompatible Land Uses***

The width of... buffer areas may vary with the nature of the agricultural operations. For example, development next to a pasture with grazing livestock would not be expected to need as much of a buffer area, if any, as would development next to a feed lot or an intensively managed crop field.

27. While the subject parcel abuts agricultural lands to the south, it appears that said lands are primarily used for grazing. Additionally, said agricultural lands are situated in the Elysian Valley area of Lassen County and are relatively flat, as opposed to the project site, which is located on a hill populated by trees. As such, the intrusion of cattle (and corresponding issues related to such intrusions) onto the proposed parcels are unlikely. Therefore, an agricultural buffer is not necessary for the proposed parcel map.
28. Additionally, Lassen County Code Section 18.102.080 (which relates to fencing requirements in certain agricultural zones for applications to rezone from agricultural zones to residential zones for parcels less than 20 acres in size) does not apply to the proposed parcel map and rezone. The intent of the fencing requirement is to minimize land use conflicts that may arise on account of sensitive land uses that are incompatible with agricultural land uses.
29. Given the above, the proposed project will not result in conflicts with agricultural lands to the south of the subject parcel.
30. The *Lassen County General Plan, 2000* relates the following goals, objectives, and policy implementation measures regarding soil resources:
 - *GOAL A-6: To protect and maximize the present and future productive, economic, and environmental values of the County's soil resources.*
 - *AG-5 POLICY: In order to minimize the disruption and displacement of agricultural operations and lands by non-agricultural development, non-agricultural development in agricultural areas should be directed to: sites where soils do not have significant potential for productive agricultural use; sites least likely to impact productive agricultural uses in the vicinity; sites where, or which are adjacent to where, similar non-agricultural uses already exist; and sites where adequate community services are or will be available.*
 - *AG-1 POLICY: The County recognizes that land having the physical characteristics (e.g., soil) for production of agricultural crops and livestock is a resource of significant value which needs to be protected for its economic value, its contribution to the character of the community, and its environmental and scenic values.*
 - *AG 20 POLICY: The County recognizes the need to protect and conserve areas where soils have high resource values especially in terms of potential agricultural productivity.*

- *AG21 POLICY: The County discourages the development of land having soils of significant agricultural value for purposes other than agriculture or land uses directly related to agriculture.*
 - *Implementation Measure AG-L: The County will consider the productive value of soil resources as a factor in adopting land use designations and zoning.*
31. According to the U.S. Department of Agriculture Natural Resources Conservation Service's Web Soil Survey, soils at the site are completely composed of Bonta coarse sandy loam, 9 to 15 percent slopes. Said soil type has a land capability classification of 6e (nonirrigated) and does not have a land capability classification for irrigated soil of this type. The Web Soil Survey explains that Class 6 soils "have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat." Furthermore, the "e" capability subclass "shows that the main hazard is the risk of erosion unless close-growing plant cover is maintained." Therefore, the subject parcel contains soils with low productive value.
32. The following policy from the *Lassen County General Plan, 2000* relates to wildlife resources:
- *WE-4 POLICY: The County recognizes that some areas which are designated and zoned for development, including but not limited to rural residential lands and areas indicated for planned development, may also have wildlife resource and open space values which need to be addressed and considered for protection. The County will address the need for protection of wildlife resources and open space values in areas which are zoned for development during the review of development proposals.*
33. The Lassen County Department of Planning and Building Services circulated a Notice of Early Consultation for the proposed project on March 1, 2018, and received comments from the California Department of Fish and Wildlife (CDFW) on March 23, 2018. Specifically, CDFW posited that a query of the California Natural Diversity Database indicated that two species of special concern, Plumas ivesia (*Ivesia sericoleuca*) and sticky pyrrocoma (*Pyrrocoma lucida*) (both California Rare Plant Rank 1B.2 species, which are "plants rare threatened, or endangered in California and elsewhere; not very threatened in California"), may exist at the subject parcel. In its letter, CDFW recommended that "botanical surveys be conducted prior to any new building on the second parcel." CDFW further recommended avoidance and mitigation measures in the event that such plants were found during such surveys.
34. Furthermore, CDFW recommended nesting bird surveys be conducted during the nesting period (February 1 through August 31) prior to vegetation removal. If nesting birds were found, a buffer should be established by a qualified biologist around the nest(s) until said biologist were to determine that the birds had fledged.
35. However, CFDW did not substantiate its recommendations to demonstrate that the proposed project would result in exceptional or unusual circumstances that would negate the use of Section 15183 to effectively exempt the proposed project from environmental review under the California Environmental Quality Act (CEQA), and the Environmental Review Officer has found that the proposed project is not subject to CEQA.

36. 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.

37. The “Rural Residential” land use designation is described in the *Janesville Planning Area, 1993*, (said area plan meets the definition of a “community plan” as required by Section 15183(d)(1)(A) of the CEQA Guidelines) 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.

38. In addition, the *Janesville Planning Area, 1993* states that the typical corresponding zoning districts have between 3- and 20-acre minimum building sites.
39. Furthermore, the *Lassen County General Plan, 2000* (which is a “general plan of a local agency” pursuant to Section 15183(d)(1)(C) of the CEQA Guidelines) describes the “Rural Residential” land use designation as follows:

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).

40. The proposed parcel map and rezone are consistent with the descriptions of the “Rural Residential” land use designation (and its corresponding densities) as found in both the *Janesville Planning Area, 1993* and *Lassen County General Plan, 2000*.
41. Therefore, the proposed parcel map and rezone meet the requirement of Sections 15183(d)(1)(A) and 15183(d)(1)(C) of the CEQA Guidelines. By extension, this means that the proposed parcel map and rezone are consistent with Section 15183(d)(1) of the CEQA Guidelines.
42. EIRs (Environmental Impact Reports) have been prepared and certified for the *Janesville Planning Area, 1993*, and the *Lassen County General Plan, 2000*. Therefore, the proposed parcel map satisfies the requirement of Section 15183(d)(2) of the CEQA Guidelines.
43. The Environmental Review Officer has determined that the proposed parcel map is consistent with the *Janesville Planning Area, 1993*, and the *Lassen County General Plan, 2000*, both of for which EIRs have been prepared and certified, and has therefore determined that the proposal is not subject to further environmental review under CEQA under Section 15183 of the Guidelines.
44. Section 15300.2 of the CEQA Guidelines names special cases in which categorical CEQA exemptions do not apply, called “exceptions” ; although Section 15183 of the CEQA Guidelines is not recognized as a categorical exemption in the Guidelines, these exceptions are generally good indicators of cases in which extraordinary circumstances may warrant significant effects upon the environment and necessitate further environmental review. What follows is a verbatim list of “exceptions” as found in the Guidelines (in italics) with a corresponding bulletpoint that explains why the concerns implicit to that particular exception do not apply to the proposed parcel map application:
- (a) *Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located—a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to*

apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

- The proposed parcel map application is not located in an area that is particularly sensitive to the environment and will not impact an environmental resource of hazardous or critical concern as officially recognized by federal, state, or local law.

(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

- The proposed parcel map application is not a successive project of the same type in the same place, over time.

(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

- There are no unusual circumstances pertinent to the proposed parcel map application that will warrant a significant effect on the environment.

(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adoptive negative declaration or certified EIR.

- The proposed parcel map application is not within an officially designated state scenic highway and will not cause damage to scenic resources.

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

- The proposed parcel map application is not located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

- The proposed parcel map application will not cause a substantial adverse change in the significance of any historical resources, as there are none in the immediately surrounding area.

45. 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.

46. The project does not propose any specific construction. Future construction must comply with Title 18 of the Lassen County Code.
47. Development policies and standards previously adopted by the county will substantially mitigate the environmental effect when applied to future projects and therefore meets the requirements of Section 15183(f) of the CEQA Guidelines.

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. The applicant will submit (a) will-serve letter(s) to demonstrate the availability of telephone and electric utilities, as well as cable services, from the appropriate utility and/or service provider(s) unless otherwise approved by the Planning Commission or Board of Supervisors.
3. All utility connections must be placed underground unless otherwise approved by the Planning Commission or Board of Supervisors.

SL MLA:smr

DEPARTMENT of PUBLIC WORKS

County of Lassen



LARRY MILLAR, Director
Public Works/Road/Transportation
County Engineer

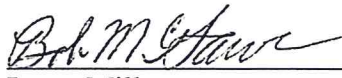
707 Nevada Street, Suite 4
Susanville, CA 96130

☎ 530) 251-8288
FAX: (530) 251-2675

TAC
2018/103

TO: County Planning and Building Services

FROM:

for 
Larry Millar
Department of Public Works, Road Department

SUBJECT: Parcel Map # 2018-002, Gregg and Heather Ethridge
Technical Advisory Meeting, April 5, 2018

FINDINGS: Access to Parcel 2 is by way of Wingfield Road, County Road 205
and/or Elysian Valley Road, County Road 219 and Access to Parcel 1
is by way of Elysian Valley Road, County Road 219 both of which are
in the County Maintained Road System.

CONDITIONS: Obtain Encroachment Permits from Lassen County Department of
Public Works/Road for ingress/egress onto Wingfield Road, County Road
205 and Elysian Valley Road, County Road 219 prior to any development or
access.

RECEIVED

APR 02 2018

Lassen County Department of
Planning and Building Services.



County of Lassen
Department of Planning and Building Services

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

March 12, 2018

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: April 5, 2018

Zoning & Building
Inspection Requests
Phone: 530 257-5263

FROM: Don Willis, Lassen County Surveyor

SUBJECT: Parcel Map No. 2018-002 – Gregg and Heather Ethridge.
Assessor's Parcel Number: 129-650-31.

LASSEN COUNTY SURVEYOR FINDS AS FOLLOWS:

1. The parcel to be considered as shown on the tentative map submitted on February 27, 2018 with application for Parcel Map No. 2018-002 is owned by Gregg A. Ethridge and Heather A. Ethridge, husband and wife as joint tenants, per that certain Grant Deed recorded on September 19, 2002 as Document No. 2002-07140 of the Official Records of Lassen County, California. This property is located in a portion of Section 6, Township 28 North, Range 13 East, Mount Diablo Base and Meridian, in Lassen County, California.
2. The legal description shown in the vesting deed in Findings Item Number One above describes the property as "that parcel designated Lands of Union Bank, Trustee, as shown on that certain map entitled R/S No. 34-8-81 Record of Survey for Union Bank, Trustee, filed September 15, 1981 in the office of the Lassen County Recorder in Book 19 of Maps, at Page 100".
3. The property described in Findings Item Number Two above includes *all* of Assessor's Parcel Number 129-650-31 and a *portion* of Assessor's Parcel Number 129-650-30. The portion of land that is associated with Assessor's Parcel Number 129-650-30 was separately conveyed by Gregg and Heather Ethridge to Thomas and Leigh Cox per a Grant Deed recorded on December 5, 2002 of the Official Records of Lassen County. This was allowable because Lot Line Adjustment No. 2002-100 had previously been approved by the Lassen County Technical Advisory Committee on September 3, 2002. This adjustment resulted in two resultant parcels and the Certificate of Lot Line Adjustment evidencing these parcels was recorded on December 5, 2002 as Document No. 2002-09423 of the Official Records of Lassen County. Resultant Parcel Two of the Lot Line Adjustment is the subject parcel of the parcel map proposal shown on the tentative map submitted for Parcel Map No. 2018-002.
4. The tentative map submitted for Parcel Map No. 2018-002 shows a proposed division of the aforementioned Resultant Parcel Two of Lot Line Adjustment No. 2002-100 into two separate properties. Proposed Parcels One and Two are each shown as 10 acre parcels on the tentative parcel map that was submitted. The total acreage of the subject property is

shown as 20.00 acres on the tentative map submitted for Parcel Map No. 2018-002 and on the Certificate of Lot Adjustment document described in Findings Item Number Three above.

5. The tentative map submitted for Parcel Map No. 2018-002 shows access to the property by way of Wingfield Road, County Road Number 205, and Elysian Valley Road, County Road Number 219. Both of these roads are within the Lassen County maintained road system. The right-of-way widths of these two roads are shown as 60 feet on various recorded Parcel Maps and Records of Surveys that have been completed in the past, however nothing was found that indicated a dedication of right-of-way to the County of Lassen along either roadway for the area covered by the proposed project.
6. 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.
7. The requirements for the subdivision of land in Lassen County are established by Lassen County Code Title 16, Subdivisions.
8. 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. 2018-002 (GREGG AND HEATHER ETHRIDGE):**

1. Owner(s), owner's agent(s) or applicant shall satisfy and the project shall meet all applicable requirements provided by law.
2. The parcel shall be subdivided as shown on the "Tentative Parcel Map" submitted on February 27, 2018 for Parcel Map No. 2018-002.
3. Owner shall offer for dedication to the County of Lassen an easement for public road and public utility purposes over that portion of Wingfield Road, County Road No. 205, which falls within the project boundaries, lying thirty (30) feet Westerly of the centerline of said Wingfield Road.
4. Owner shall offer for dedication to the County of Lassen an easement for public road and public utility purposes over that portion of Elysian Valley Road, County Road No. 219, which falls within the project boundaries, lying thirty (30) feet Southerly of the centerline of said Elysian Valley Road.
5. In accordance with Section 66411.1 of the Subdivision Map Act, if the applicant requests a deferral of the construction of any on or off site improvements required by the conditional approval of a tentative parcel map, the Parcel Map shall contain a note stating

the construction of improvements required by the conditional approval of a submitted tentative parcel map shall be completed before any permit or other grant of approval for development of the parcels shown on the Parcel Map is approved and/or issued.

6. Owner(s), owner's agent(s) or applicant shall provide information and/or required documentation to demonstrate the project meets all applicable requirements established by the California Subdivision Map Act and Lassen County Code. The applicant shall also provide documentation required to demonstrate that all conditions of approval for Parcel Map No. 2018-002 have been satisfied or fulfilled.
7. Owner(s), owner's agent(s) or applicant shall submit a preliminary copy of the Parcel Map meeting the requirements of Chapter 2, Article 3, 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. 2018-002, 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. 2018-002.
 - (b) All information required by Lassen County Code, Chapter 16.20, Sections 16.20.180 and 16.20.190.
 - (c) An index of specific recorded survey maps (i.e. Records of Surveys, Parcel Maps, Subdivision Maps, G.L.O. Plats and field notes) used to prepare the Parcel Map.
 - (d) Copies of other maps, documents and data used to prepare the Parcel Map if unavailable in the Lassen County Surveyor's Office.
 - (e) All fees required for this review.
8. After the Parcel Map, including its form and content, have been determined to be acceptable by the County Surveyor, in accordance with Lassen County Code, Section 16.20.200, and all conditions of the conditional approval of the tentative parcel map submitted for Parcel Map No. 2018-002 have been acceptably met, the owner(s), owner's agent(s) or applicant shall submit an original mylar of the Parcel Map, corrected to its approved final form and signed by all parties required to execute the certificates on the map, to the County Surveyor for recording in the office of the Lassen County Recorder in accordance with Lassen County Code, Sections 16.20.210 and 16.20.220. This submittal of the Parcel Map shall also include any documents which are required to be recorded concurrently with the Parcel Map. A Parcel Map Guarantee shall also be

submitted along with the appropriate fees necessary to the record the Parcel Map and any related documents.

9. If there are any Deeds of Trust on the property, either the Trustee or the Beneficiary shall sign a certificate statement on the Parcel Map approving of the 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)(B) of the Lassen County Code.
10. Prior to recordation of Parcel Map No. 2018-002, documentation shall be provided to the Lassen County Surveyor's Office which demonstrates that the Lassen County Tax Collector is satisfied that all current and delinquent property taxes have been paid, including funds deposited that are equivalent to all estimated taxes which have become a lien not yet due or payable, for all parcels involved in the proposed land division.

Respectfully submitted,



Don Willis, L.S. 7742
Lassen County Surveyor



LASSEN COUNTY

Health and Social Services Department

RECEIVED

APR 26 2018

*Lassen County Department of
Planning and Building Services*

April 24, 2018

- ☐ **HSS Administration**
336 Alexander Avenue
Susanville, CA 96130
(530) 251-8128
- ☐ **Grant and Loans Division**
336 Alexander Avenue
Susanville, CA 96130
(530) 251-2683
- ☐ **Behavioral Health**
555 Hospital Lane
Susanville, CA 96130
(530) 251-8108/8112

Chestnut Annex
1400-A & B Chestnut Street
Susanville, CA 96130
(530) 251-8112
- ☐ **Patients' Rights Advocate**
1600 Chestnut Street
Susanville, CA 96130
(530) 251-8322
- ☐ **Public Health**
1445 Paul Bunyan Road
Susanville, CA 96130
(530) 251-8183
- ☒ **Environmental Health**
1445 Paul Bunyan Road
Susanville, CA 96130
(530) 251-8183
- ☐ **Community Social Services**
336 Alexander Avenue
Susanville, CA 96130

**LassenWORKS
Business & Career Network**
PO Box 1359
1616 Chestnut Street
Susanville, CA 96130
(530) 251-8152

Child & Family Services
1445 Paul Bunyan Road
Susanville, CA 96130
(530) 251-8277

**Adult Services
& Public Guardian**
PO Box 429
1600 Chestnut Street
Susanville, CA 96130
(530) 251-8158
- ☐ **HSS Fiscal**
PO Box 1180
Susanville, CA 96130
(530) 251-2614

To: Technical Advisory Committee

From: Adrienne Walker
Environmental Health Specialist II
Lassen County Health Department

RE: Health Department Findings
Parcel Map Application # 2018-002

SANITARY SEWAGE DISPOSAL:

Sanitary sewage disposal would be provided by individual septic tanks and leach field systems. Based on the submitted parcel map, it appears that there is a dwelling on proposed parcel "A".

The Health Department has determined that percolation testing and soil profiles will be necessary to demonstrate that site soils are suitable for use of individual water flush sewage disposal systems on proposed parcel B. Percolation and soils testing shall be performed in accordance with the methods described in the United States Public Health Service, "Manual of Septic-Tank Practice". A test pit is to be dug to a depth of at least eight feet (8'), and a soil profile tabulated and submitted to the Health Department for review and approval. The Health Department shall inspect excavation pits. All soil profile testing shall be performed by or under the direction of a Professional Engineer, Engineering Geologist, or a Registered Environmental Health Specialist. The final map shall not be recorded until the Health Department has certified that site soils are suitable for the use of individual water-flush sewage disposal systems.

WATER SUPPLY AVAILABILITY:

Water would be supplied by individual wells. There are existing wells on proposed parcel A. There are no noted wells on proposed parcel B.



DEPARTMENT OF FORESTRY AND FIRE PROTECTION

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



April 5, 2018

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 #2018-002, Gregg and Heather Ethridge

Findings:

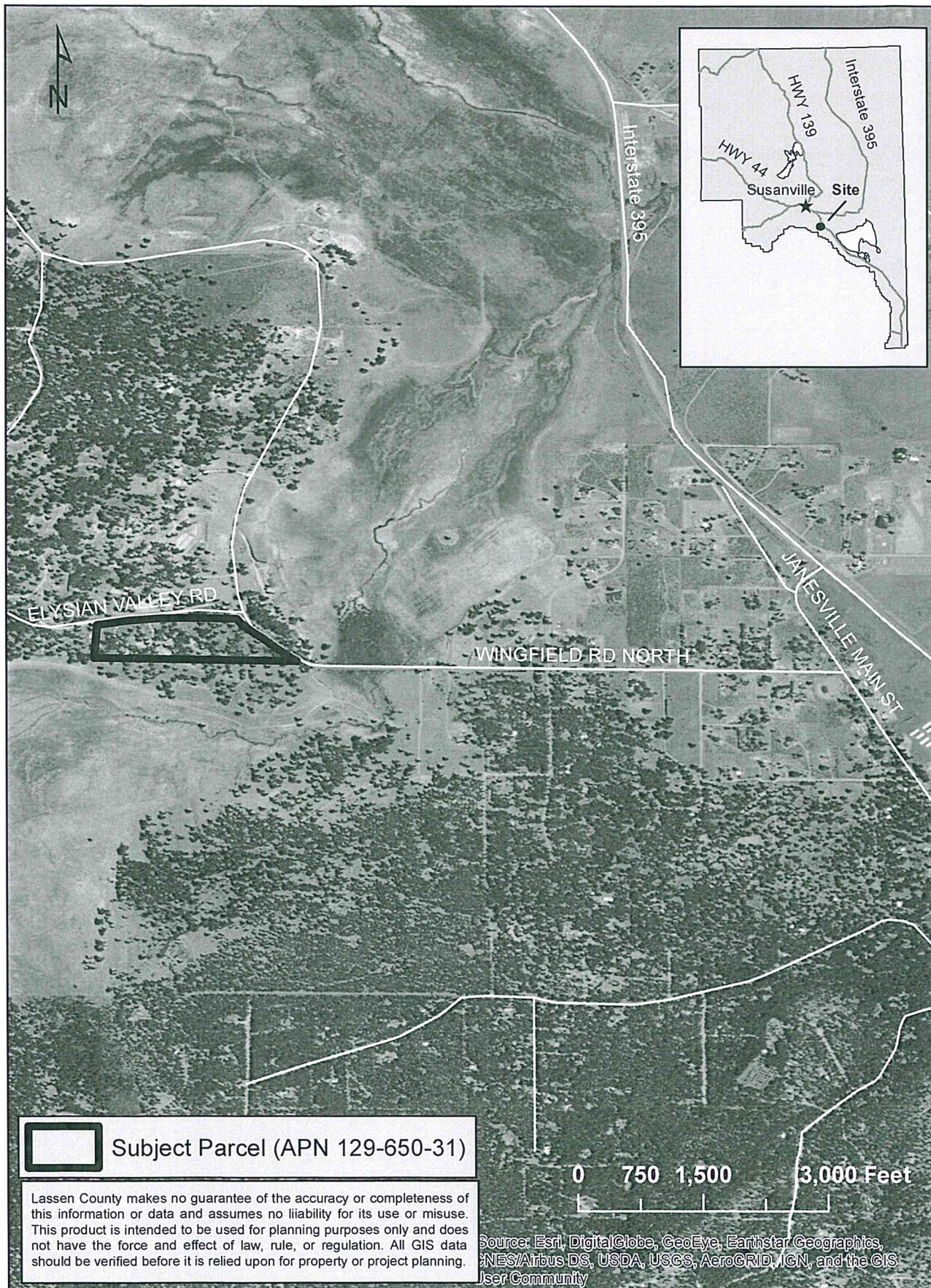
1. The parcel is located in the Janesville Fire Protection District.
2. The parcel is located in the SRA (State Responsibility Area)
3. The parcel is located in a High Fire Hazard Severity Zone and a moderate Fire Hazard Severity Zone.

Conditions:

1. If future development is initiated or occurs it will be subject to the California Board of Forestry and Fire Protection SRA Fire Safe Regulations, as of January 1, 2016.
 - a) Both parcels must meet access, address signage and setbacks for all qualifying construction.

Silas Rojas
Fire Captain Specialist
CAL FIRE Lassen Modoc Unit
Lassen County Fire Warden's Office

Parcel Map #2018-002, Rezone #2018-002, Ethridge



RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE PARCEL MAP APPLICATION #2018-002 AND REZONE APPLICATION #2018-002, ETHRIDGE, SUBJECT TO CONDITIONS

WHEREAS, the Planning Commission of Lassen County, after due notice, and a public hearing conducted May 2, 2018, has considered Parcel Map Application #2018-002 and Rezone Application #2018-002, Ethridge, proposing to divide a 20-acre parcel into two parcels: Resultant Parcel A is 10 acres and Resultant Parcel B is 10 acres; and

WHEREAS, the applicants have proposed to rezone the subject parcel from the A-2-B-19 (Agricultural Residential District, 19 Acre Building Site Combining District) zoning district into the A-2-B-10 (Agricultural Residential District, 10 Acre Building Site Combining District) zoning district to allow for the parcel map application; and

WHEREAS, the Environmental Review Officer has determined that the proposed parcel map and rezone applications are 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 and rezone are consistent with the *Janesville Planning Area, 1993* and *Lassen County General Plan, 2000*, and the parcel sizes proposed are consistent with parcel sizes permissible under the A-2-B-10 zoning district.
3. The Planning Commission hereby concurs with the Environmental Review Officer that the proposed parcel map and rezone applications are 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 #2018-002, RZ #2018-002, Ethridge.
5. The Planning Commission hereby recommends that the Board of Supervisors approve Parcel Map #2018-002 and Rezone #2018-002, Ethridge, subject to the conditions set forth in Exhibit "A" attached hereto.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the second day of May 2018, 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 #2018-002 AND REZONE #2018-002

1. Owner(s), owner's agent(s) or applicant shall satisfy and the project shall meet all applicable requirements provided by law.
2. The parcel shall be subdivided as shown on the "Tentative Parcel Map" submitted on February 27, 2018 for Parcel Map No. 2018-002.
3. Owner shall offer for dedication to the County of Lassen an easement for public road and public utility purposes over that portion of Wingfield Road, County Road No. 205, which falls within the project boundaries, lying thirty (30) feet Westerly of the centerline of said Wingfield Road.
4. Owner shall offer for dedication to the County of Lassen an easement for public road and public utility purposes over that portion of Elysian Valley Road, County Road No. 219, which falls within the project boundaries, lying thirty (30) feet Southerly of the centerline of said Elysian Valley Road.
5. In accordance with Section 66411.1 of the Subdivision Map Act, if the applicant requests a deferral of the construction of any on or off site improvements required by the conditional approval of a tentative parcel map, the Parcel Map shall contain a note stating the construction of improvements required by the conditional approval of a submitted tentative parcel map shall be completed before any permit or other grant of approval for development of the parcels shown on the Parcel Map is approved and/or issued.
6. Owner(s), owner's agent(s) or applicant shall provide information and/or required documentation to demonstrate the project meets all applicable requirements established by the California Subdivision Map Act and Lassen County Code. The applicant shall also provide documentation required to demonstrate that all conditions of approval for Parcel Map No. 2018-002 have been satisfied or fulfilled.
7. Owner(s), owner's agent(s) or applicant shall submit a preliminary copy of the Parcel Map meeting the requirements of Chapter 2, Article 3, 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. 2018-002, 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. 2018-002.

- (b) All information required by Lassen County Code, Chapter 16.20, Sections 16.20.180 and 16.20.190.
 - (c) An index of specific recorded survey maps (i.e. Records of Surveys, Parcel Maps, Subdivision Maps, G.L.O. Plats and field notes) used to prepare the Parcel Map.
 - (d) Copies of other maps, documents and data used to prepare the Parcel Map if unavailable in the Lassen County Surveyor's Office.
 - (e) All fees required for this review.
8. After the Parcel Map, including its form and content, have been determined to be acceptable by the County Surveyor, in accordance with Lassen County Code, Section 16.20.200, and all conditions of the conditional approval of the tentative parcel map submitted for Parcel Map No. 2018-002 have been acceptably met, the owner(s), owner's agent(s) or applicant shall submit an original mylar of the Parcel Map, corrected to its approved final form and signed by all parties required to execute the certificates on the map, to the County Surveyor for recording in the office of the Lassen County Recorder in accordance with Lassen County Code, Sections 16.20.210 and 16.20.220. This submittal of the Parcel Map shall also include any documents which are required to be recorded concurrently with the Parcel Map. A Parcel Map Guarantee shall also be submitted along with the appropriate fees necessary to the record the Parcel Map and any related documents.
 9. If there are any Deeds of Trust on the property, either the Trustee or the Beneficiary shall sign a certificate statement on the Parcel Map approving of the 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)(B) of the Lassen County Code.
 10. Prior to recordation of Parcel Map No. 2018-002, documentation shall be provided to the Lassen County Surveyor's Office which demonstrates that the Lassen County Tax Collector is satisfied that all current and delinquent property taxes have been paid, including funds deposited that are equivalent to all estimated taxes which have become a lien not yet due or payable, for all parcels involved in the proposed land division.
 11. In the event 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 to identified cultural resources to a less than significant level.
 12. The applicant will submit (a) will-serve letter(s) to demonstrate the availability of telephone and electric utilities, as well as cable services, from the appropriate utility

and/or service provider(s) unless otherwise approved by the Planning Commission or Board of Supervisors.

13. All utility connections must be placed underground unless otherwise approved by the Planning Commission or Board of Supervisors.
14. The applicants shall obtain encroachment permits from the Lassen County Department of Public Works/Roads for ingress/egress onto Wingfield Road (County Road 205) and Elysian Valley Road (County Road 219) prior to any development or access.
15. If future development is initiated or occurs it will be subject to the California Board of Forestry and Fire Protection SRA Fire Safe Regulations, as of January 1, 2016.
 - a) Both parcels must meet access, address signage and setbacks for all qualifying construction.
16. The Health Department has determined that percolation testing and soil profiles will be necessary to demonstrate that site soils are suitable for use of individual water flush sewage disposal systems on proposed parcel B. Percolation and soils testing shall be performed in accordance with the methods described in the United States Public Health Service, "Manual of Septic-Tank Practice". A test pit is to be dug to a depth of at least eight feet (8'), and a soil profile tabulated and submitted to the Health Department for review and approval. The Health Department shall inspect excavation pits. All soil profile testing shall be performed by or under the direction of a Professional Engineer, Engineering Geologist, or a Registered Environmental Health Specialist. The final map shall not be recorded until the Health Department has certified that site soils are suitable for the use of individual water-flush sewage disposal systems.

RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION RECOMMENDING THAT THE BOARD OF SUPERVISORS DISAPPROVE PARCEL MAP APPLICATION #2018-002 AND REZONE APPLICATION #2018-002, ETHRIDGE

WHEREAS, the Planning Commission of Lassen County, after due notice, and a public hearing conducted May 2, 2018, has considered Parcel Map Application #2018-002 and Rezone Application #2018-002, Ethridge, proposing to divide a 20-acre parcel into two parcels: Resultant Parcel A is 10 acres and Resultant Parcel B is 10 acres; and

WHEREAS, the applicants have proposed to rezone the subject parcel from the A-2-B-19 (Agricultural Residential District, 19 Acre Building Site Combining District) zoning district into the A-2-B-10 (Agricultural Residential District, 10 Acre Building Site Combining District) zoning district to allow for the parcel map application; 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 and rezone are not consistent with the *Janesville Planning Area, 1993* and *Lassen County General Plan, 2000*.
3. The Planning Commission finds that the design or improvement of the proposed parcel map and rezone is not consistent with the *Janesville Planning Area, 1993* and *Lassen County General Plan, 2000*.
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 and rezone 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 and rezone or the type of improvements is likely to cause serious health problems.

8. The Planning Commission finds that the design of the parcel map and rezone 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.
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 recommends that the Board of Supervisors disapprove Parcel Map #2018-002 and Rezone #2018-002, Ethridge.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the second day of May 2018, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

Chairman
Lassen County Planning Commission

ATTEST:

Maurice L. Anderson, Secretary
Lassen County Planning Commission



TENTATIVE PARCEL MAP/SUBDIVISION APPLICATION

RECEIVED

FILING FEE: \$754 PARCEL MAP; \$913 AND \$56 PER LOT SUBDIVISION

FEB 27 2018

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 2018-002

Property Owner/s	Property Owner/s
Name: Gregg and Heather Ethridge	Name:
Mailing Address: 465-445 Elysian Valley Rd.	Mailing Address:
City, ST, Zip: Janesville, California 96114	City, ST, Zip:
Telephone: 530-310-5373 Fax:	Telephone: Fax:
Email: ethridgeh@frontiernet.net	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: 465-445 Elysian Valley Road Janesville Calif.			
Deed Reference: Book: 38	Page: 2	Year: 2002	Doc#:
Zoning: A-2-B-19	General Plan Designation: Rural Residential		
Parcel Size (acreage): 20 acres	Section: 6	Township: 28N	Range: 13E

Assessor's Parcel Number(s): 129 - 650 - 31-11	-	-	-
---	---	---	---

<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. 1	Size: 10	(acres or square feet).	Uses: residential
Parcel No. 2	Size: 10	(acres or square feet).	Uses: residential
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: 02/27/18	Date:
Date: 2/27/18	Date:

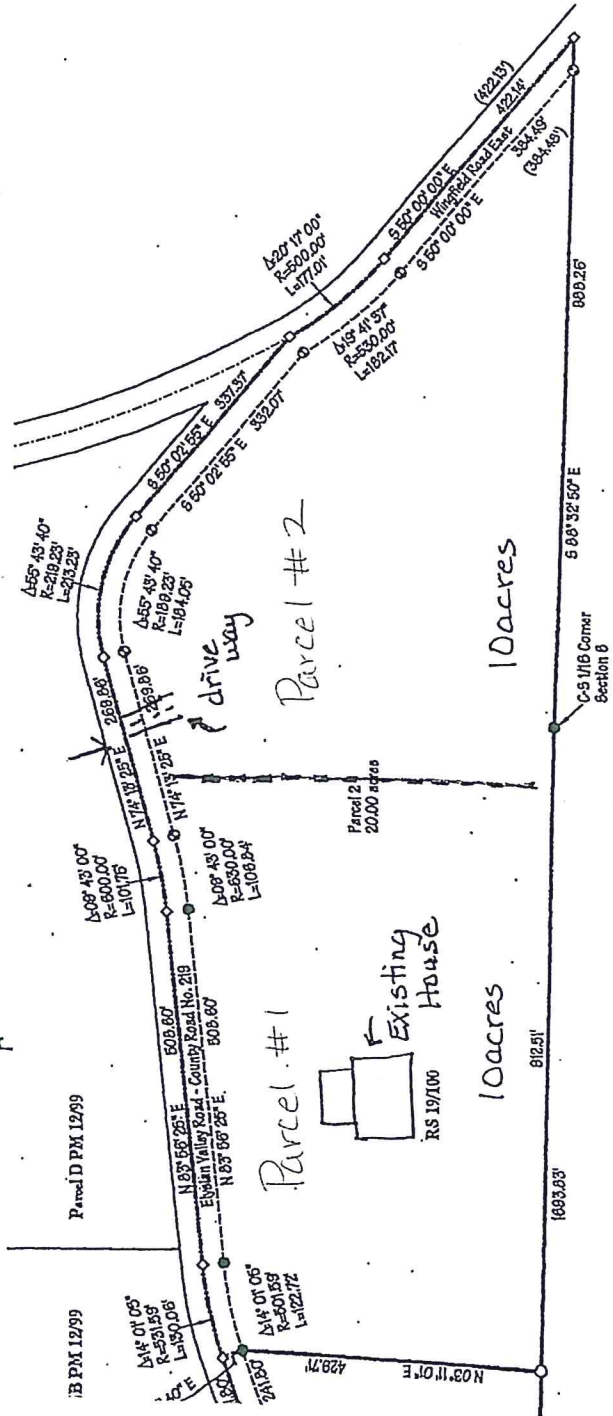
See associated process form for required attachments.

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 Private wells are used in this area.
3. Method of Sewage Disposal: ☐ Public System ☒ Private System
Explain Septic tanks are used in this area.
4. List All Recorded Access and Utility Easements: _____
5. Does the Owner Own Other Land Near the Project Site? ☒ No ☐ Yes APN(s) _____

LEGEND

- BASIS OF BEARING:** The South line of the N12 of the SW1/4 of Section 8, T28 N, R13 E, M.D. B. & M. Being 6 89° 29' 20" E per R 5 18100.
- Indicates set 6/8" rebar and plug L.S. 4530.
 - Indicates found monument per RS 18100 unless noted otherwise.
 - ◇ Indicates record point per RS 18100 or PUB 9/23 not found or searched for.
 - ◇ Indicates position for points, nothing set.
- Bearings and distances are based upon Record and Measured per RS 18100 and PUB 9/23 unless shown otherwise.
- () Indicates record per RS 18100 or RS 9/23.

Scale: 1" = 120'



Tentative Parcel Map
 Gregg and Heather Ethridge
 465-445 Elysian Valley Road
 Jonesville, Calif. 91614
 530-310-5373
 APN - 179-65N-21-11

RECEIVED
 FEB 27 2018
 Lassen County Department of
 Planning and Building Services



REZONE APPLICATION

FILING FEE: \$754

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

FEB 27 2018

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.

This application consists of one page; only attach additional sheets if necessary.

FILE NO. RZ 2018-002

Property Owner/s	Property Owner/s
Name: <u>Gregg and Heather Ethridge</u>	Name:
Mailing Address: <u>465-445 Elysian Valley Road</u>	Mailing Address:
City, ST, Zip: <u>Janesville, California 96114</u>	City, ST, Zip:
Telephone: <u>530-310-5373</u> Fax:	Telephone: Fax:
Email: <u>ethridge.h@frontiernet.net</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:	
Deed Reference: Book: <u>38</u> Page: <u>2</u> Year: <u>2002</u> Doc#:	
Zoning: <u>A-2-B-19</u>	General Plan Designation: <u>Rural Residential</u>
Parcel Size (acreage): <u>20 acres</u>	Section: <u>6</u> Township: <u>28N</u> Range: <u>13E</u>

Assessor's Parcel Number(s): <u>129 650 31-11</u>	- -	- -
- -	- -	- -

Present Zoning: <u>A-2-B-19</u>	Proposed Zoning: <u>A-2-B-10</u>
General Plan Amendment Required: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No General Plan Amendment Submitted: <input type="checkbox"/> Yes <input type="checkbox"/> No *Staff Initial:	
Project Description: <u>We would like to divide our 20 acre parcel into two (2) ten (10) acre parcels. The existing home will remain on one 10 acre parcel.</u>	

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>Heather Ethridge</u> Date: <u>02/27/18</u>	Date:
<u>Heather Ethridge</u> Date: <u>2/27/18</u>	Date:

See associated process form for required attachments and instructions.

MM