



County of Lassen
Department of Planning and Building Services

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

September 18, 2019

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: Board of Supervisors
Agenda Date: October 8, 2019

Zoning & Building
Inspection Requests
Phone: 530 257-5263

FROM: Maurice L. Anderson, Director

MAN
2019

SUBJECT: Appeal of the Director of the Department of Planning and Building Services' August 19, 2019, interpretive action regarding required setbacks for a residence proposed at 475-795 Hobo Camp Road, filed by Anthony Foster (Assessor Parcel Number 107-111-18).

ACTION REQUESTED:

1. Conduct a public meeting pursuant to Lassen County Code Section 18.122.050; and
2. Grant the appeal, or
3. Disapprove the appeal.

SUMMARY:

As authorized at section 18.122.050 of Lassen County Code, Mr. Anthony Foster has filed an appeal (attached) of an August 19, 2019, determination made by the Director of the Department of Planning and Building Services (Director) in regard to the front yard setback (e.g. yard) required for the above referenced parcel. Specifically, the Director determined that a 20-foot front yard setback is required. Further, the Director determined that, in accordance with section 18.14.1290 (attached), said setback is from the "official plan line" for Hobo Camp Road. Hobo Camp Road is described on the parcel map recorded at Book 22, Page 9 of the Official Records of Lassen County and is also described in an easement issued by the Bureau of Land Management recorded at Book 407 of Official Records, Page 320.

In accordance with the above section, the 20-foot setback is from either the property line to any proposed building, or, if applicable, the setback is from the "official plan line" for Hobo Camp Road to any proposed building. In pertinent part, section 18.14.1290 reads as follows:

"...the measurement shall be taken from the line of the building to the nearest lot line, however, that if any official plan line has been established for the street on which the lot faces or if any future width line is specified therefor by the provisions of this title, **then such measurement shall be taken from such official plan line or such future width line to the nearest line of the building.** (Emphasis added).

The Lassen County Code does not provide a definition for the official plan line of a street. Thus, in accordance with Lassen County Code Chapter 18.122 (attached), and in response to a written request from the property owner submitted on July 22, 2019 (attached), the Director determined that the easement line for Hobo Camp Road is the official plan line described in the above section. The

easement line for Hobo Camp Road was determined to be the official plan line because it is shown on both a recorded parcel map, approved by the Board of Supervisors, Planning Commission and others as well as being described in a recorded document.

In his July 22, 2019, letter, the property owner requested a five-foot reduction in the front yard setback as measured from the easement line for Hobo Camp Road; as part of his August 28, 2019, appeal letter, the property owner is now requesting a three-foot reduction in the front yard setback from the easement line for Hobo Camp Road (or a 17-foot front yard setback in lieu of the above-described 20-foot setback). If the Board upholds the Director's determination, a variance application would be required to consider the proposed reduced setback.

Again, the above is a summary only. More detailed analysis and discussion can be found in the Director's August 19, 2019, determination, the applicants appeal received August 28, 2019, the applicant's original request received July 22, 2019 and the other attached documents.

MLA:smr

Enclosures: Appeal from Mr. Foster filed August 28, 2019
Letter from the Department of Planning and Building Services dated August, 19, 2019
Letter from Mr. Foster submitted July 22, 2019
Parcel Map No. 41-8-82 for Arturo Terzi, recorded at Book 22, Page 9 O.R. Lassen
County

PLA/Admin/Files/318.03.18.01/2019/Foster Appeal/Board Letter

SITE PLAN RE-SUBMISSION **FILED**

RECEIVED

AUG 28 2019

JULIE BUSTAMANTE
LASSEN COUNTY CLERK

SEP 03 2019

Aug 28, 2019, Deputy

Anthony and Mary Foster
65 Small Street
Susanville, CA 96130

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES

LASSEN COUNTY DEPARTMENT OF PLANNING & BUILDING SERVICES

To Whom It May Concern,

We are resubmitting our Site Plan for the property located at 475-795 Hobo Camp Road. Since our original submission we have had the property surveyed and based on this survey we are requesting 17 feet between the easement and the future home instead of the original 15 foot requested.

The front of the house will be located on the South Side of the proposed residence and the patio (back of house) on the West side. The basement will have a one car garage and a door to the basement for storage and mechanical room. The one car garage in the basement will mainly be for storage of a boat, antique car for something to that effect.

The soils report completed in June 2019 indicates that I may build within the foot print of the original structure. Therefore, our plan is to build within the original structure using the ICF building system. If we can only use the original depth of the house that would decrease our useable building space from 28 feet to just under 25 feet, as the ICF forms are 14 inches deep and the rear of the basement will be two feet shorter due to building inside the existing basement walls.

To expand the current building plot by any amount is not financially feasible due to the type of terrain of the site which is mainly large rocks/boulders. Since the initial basement was built, this site has remained unused due to the amount of work and cost. This property has been an eyesore since the late 80's and we would like to change that.

Currently there is only one other house on the West side of the road and there are 2 homes further down the road just before descending to the Hobo Camp Day Use Area. This proposed residence is not a tract home but will be custom built. Therefore, we are respectfully asking for a 17 foot parking apron/yard instead of the 20 foot requested by the county, from the easement to the basement, be allowed.



Anthony Foster



County of Lassen
Department of Planning and Building Services

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

August 19, 2019

Anthony Foster
65 Small Street
Susanville, CA 96130

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Phone: 530 251-8269
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email: landuse@co.lassen.ca.us
website: www.co.lassen.ca.us

Zoning & Building
Inspection Requests
Phone: 530 257-5263

RE: Proposed Setbacks
475-795 Hobo Camp Road,
Susanville, CA
APN 107-111-18

Dear Mr. Foster:

This letter is in response to the letter, plot plan and supporting information you submitted to this Department on July 22, 2019, in which you request setback distances that are smaller than those required by the Lassen County Code. As previously discussed, the above property is zoned R-1 (Single-Family Residential District). The R-1 district requires a 20-foot front yard and rear yard setback and that the side yard setbacks be 10 percent of the lot width up to 15 feet (which, in the case of the above property, is 15 feet). As is discussed herein, your proposed setbacks cannot be approved. This letter will provide the reasons for this determination, information regarding application for a variance and information on filing an appeal of this decision.

Pursuant to section 18.14.1290 of the Lassen County Code, the above required setback (e.g. "yard") is from the property line, or, if applicable, from the "official plan line" for the established street (which in this case is Hobo Camp Road). The plot plan you submitted with your request shows a 15-foot setback from the "easement line" to the "proposed residence with basement." Said easement line is the westerly line of Hobo Camp Road, as shown on the parcel map recorded at Book 22 of Parcel Maps, Page 22 and as also described in the Exclusive Road Easement issued by the Bureau of Land Management, recorded at Book 407 of Official Records, Page 320. The easement line shown on your plot plan is the "official plan line" for Hobo Camp Road, as that term is used at section 18.14.1290 of the Lassen County Code.

Your plot plan orients the "front entrance" of the proposed residence perpendicular to Hobo Camp Road, and there was discussion as to what constitutes the "front." However, pursuant to section 18.14.420 of the Lassen County Code the "front of lot" means the side of a parcel fronting the principal street that provides access to the parcel (in this case Hobo Camp Road). The orientation of the proposed residence will not affect the definition of the front of the lot. As such, any residence or building you may construct must be set back at least 20-feet from the official plan line (e.g. "easement line" as you have it labeled on your plot plan) of Hobo Camp Road. Therefore, the 15-foot setback you show from Hobo Camp Road to the proposed residence is insufficient. A 20-foot setback from the easement line for Hobo Camp Road is required.

It is noted that there is what appears to be a foundation (or portion thereof) located on this parcel. It is our understanding that said improvements were made in connection with a permit (#0269-89) issued by Lassen County on July 10, 1989, for a "building." Said building was never completed and said permit is a "dead file" and cannot be reactivated. Further, it is our understanding, and it is shown on your plot plan, that improvements on the parcel are in compliance with 20-foot setback from Hobo Camp Road, as described above.

SITE PLAN

475-795 HOB0 CAMP RD

(NOT TO SCALE)

City Water & Sewer

172' 17

20'

PROPOSED
Garage/
Workshop

30'

PROPOSED
DRIVEWAY

14' 6"

DRIVEWAY
ENTRANCE

172'

EASEMENT LINE

29'

30'

93.28

Patio

PROPOSED
Residence
with
Basement

30'

34'

Front
Entrance

44'

street
side

17'



County of Lassen

Department of Planning and Building Services

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August 19, 2019

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RE: Proposed Setbacks
475-795 Hobo Camp Road,
Susanville, CA
APN 107-111-18

Dear Mr. Foster:

This letter is in response to the letter, plot plan and supporting information you submitted to this Department on July 22, 2019, in which you request setback distances that are smaller than those required by the Lassen County Code. As previously discussed, the above property is zoned R-1 (Single-Family Residential District). The R-1 district requires a 20-foot front yard and rear yard setback and that the side yard setbacks be 10 percent of the lot width up to 15 feet (which, in the case of the above property, is 15 feet). As is discussed herein, your proposed setbacks cannot be approved. This letter will provide the reasons for this determination, information regarding application for a variance and information on filing an appeal of this decision.

Pursuant to section 18.14.1290 of the Lassen County Code, the above required setback (e.g. "yard") is from the property line, or, if applicable, from the "official plan line" for the established street (which in this case is Hobo Camp Road). The plot plan you submitted with your request shows a 15-foot setback from the "easement line" to the "proposed residence with basement." Said easement line is the westerly line of Hobo Camp Road, as shown on the parcel map recorded at Book 22 of Parcel Maps, Page 22 and as also described in the Exclusive Road Easement issued by the Bureau of Land Management, recorded at Book 407 of Official Records, Page 320. The easement line shown on your plot plan is the "official plan line" for Hobo Camp Road, as that term is used at section 18.14.1290 of the Lassen County Code.

Your plot plan orients the "front entrance" of the proposed residence perpendicular to Hobo Camp Road, and there was discussion as to what constitutes the "front." However, pursuant to section 18.14.420 of the Lassen County Code the "front of lot" means the side of a parcel fronting the principal street that provides access to the parcel (in this case Hobo Camp Road). The orientation of the proposed residence will not affect the definition of the front of the lot. As such, any residence or building you may construct must be set back at least 20-feet from the official plan line (e.g. "easement line" as you have it labeled on your plot plan) of Hobo Camp Road. Therefore, the 15-foot setback you show from Hobo Camp Road to the proposed residence is insufficient. A 20-foot setback from the easement line for Hobo Camp Road is required.

It is noted that there is what appears to be a foundation (or portion thereof) located on this parcel. It is our understanding that said improvements were made in connection with a permit (#0269-89) issued by Lassen County on July 10, 1989, for a "building." Said building was never completed and said permit is a "dead file" and cannot be reactivated. Further, it is our understanding, and it is shown on your plot plan, that improvements on the parcel are in compliance with 20-foot setback from Hobo Camp Road, as described above.

In addition, your plot plan shows a “proposed garage/ workshop” that does not meet the above referenced side yard setback and rear yard setback requirements of the R-1 zoning district (specifically section 18.22.050 of the Lassen County Code). Any project you may submit will need to meet the side and rear yard setbacks required by the above section. There is a provision in the R-1 district that allows consideration of reduction of the side yard setback down to five feet, but there is no provision through design review to reduce the required 20-foot rear yard setback. Information regarding the design review process and requirements is attached for your review.

Environmental Health Department:

Your letter and plot plan did not discuss the installation of a well and onsite sewage disposal system for your proposed residence. Nonetheless, we wanted to inform you that at least one acre is required for the installation of a well and onsite sewage disposal system. There are provisions in County Code and State law that may allow installation of a well and onsite sewage disposal system on a parcel that is less than one acre. The Environmental Health Department is responsible for administering the variance process to consider such a proposal. We recommend that you contact the Environmental Health Department to discuss the potential for installation of a well and onsite sewage disposal system on this parcel. The Environmental Health Department’s contact information is as follows:

Environmental Health Department
1445 Paul Bunyan Road, Suite B
Susanville, CA 96130
(530) 251-8528
ehe@co.lassen.ca.us

Variance:

Chapter 18.110 of the Lassen County Code and section 65906 of the California Government Code authorize the Board of Supervisors to approve a “variance” from certain provisions of the Lassen County Code. The Board must make the following findings, as detailed at section 18.110.020 of the Lassen County Code:

1. That there are exceptional or extraordinary circumstances, or conditions applying to the land, building, or use referred to in the application, which circumstances or conditions do not apply generally to land, buildings, and/or uses in the same district;
2. That the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner;
3. That the granting of such application will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant, and will not, under the circumstances of the particular case, be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood.

In accordance with the above section, a variance applicant must submit “...statements, plans other evidence...” showing that the above findings can be made. You could also potentially include the request for reduced setbacks for the “proposed garage/ workshop” shown on your plot plan (as described above)

in any variance application you choose to submit, but the same findings are required. The Department's variance process form and an application is attached for your review showing the cost and procedure for consideration of a variance.

Appeal:

You may appeal the determination that the easement line for Hobo Camp Road (as described at Book 22 of Parcel Maps, Page 9 and at Book 407 of Official Records, Page 320) is the "official plan line," for Hobo Camp Road as that term is used in section 18.14.1290 of the Lassen County Code, and that the "proposed residence with basement" shown on the plot plan you submitted must therefore be at least 20 feet from the Hobo Camp Road easement line (e.g. official plan line).

Lassen County Code Section 18.122.050(a) provides that "[a]ny interpretation or determination made by the director in response to a written request may be appealed to the board of supervisors by the party making the request..." Said section further states that such appeals "must be submitted in writing to the county clerk within [10] days of the director's decision." Therefore, you may appeal this decision to the Lassen County Board of Supervisors as provided in the above section. The fee for an appeal to the Board is \$159, and is submitted to the Clerk of the Board of Supervisors.

Please also be aware that independently of the setback components discussed above, there are other zoning and building standards that would apply to any building permits secured for the development of your parcel. Among these are included specific architectural requirements and height and floor area limitations. Please contact Associate Planner Stefano Richichi at (530) 251-8269 if you have any questions regarding said standards or if you have questions in regard to this letter.

Lastly, many of the code sections and documents referenced in this letter are attached to assist you in determining the appropriate response (if any) to this letter.

Sincerely,



Maurice L. Anderson,
Director

MLA:gfn:smr

Enclosures: Lassen County Code Chapter 18.22, "R-1 Single-Family Residential District"
Lassen County Code Section 18.14.420, "Front of Lot"
Lassen County Code Section 18.14.1290, "Yard"
Lassen County Code Chapter 18.122, "Interpretive Action"
Lassen County Code Chapter 18.110, "Variances"
Variance and Design Review Applications and Process Forms

cc: Environmental Health Department

Lassen County Code

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Chapter 18.22 R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT

18.22.010 Intent.

The R-1 district is intended to provide for singular purpose neighborhoods, that of single-family homes and the uses accessory to such neighborhoods. This intent is to provide for the health, safety, peace, and general welfare of the residences of R-1 neighborhoods by prohibiting uses which may threaten any of these values. (Ord. 467-G § 3, 1990; Ord. 467 §18, 1984).

18.22.020 Applicability.

The regulations set out in this chapter shall apply in all R-1 districts and shall be subject to the provisions of Chapters 18.102 through 18.108 of this title. (Ord. 467-G § 3, 1990; Ord. 467 § 18, 1984).

18.22.030 Uses allowed by right.

Uses allowed by right in an R-1 district shall be as follows:

- (1) Single-family dwelling;
- (2) Accessory buildings and accessory uses, including one guest house. (Ord. 467-AC § 8, 2003; Ord. 467-G § 3, 1990; Ord. 467 § 18, 1984).

18.22.040 Uses allowed by use permit.

Uses allowed by use permit in an R-1 district shall be as follows:

- (1) Golf courses and country clubs;
- (2) Public and quasi-public uses including churches, firehouses, parks, playgrounds, schools, and public utility buildings;
- (3) Mobile home parks;
- (4) All other uses similar to those enumerated above when determined by the planning director, upon presentation of substantial evidence, to be of the same or similar character as the above permitted uses. (Ord. 467-G § 3, 1990; Ord. 467 § 18, 1984).

18.22.050 Development standards.

Development standards in an R-1 district shall be as follows:

- (1) Building height limit:
 - (A) Main buildings: twenty-five feet. Upon securing design review approval, main buildings may be constructed to a height of up to thirty-five feet;
 - (B) Accessory buildings: limited to twenty feet or the height of the main building, whichever is lower, unless approved by the architectural review committee, in which case buildings up to thirty-five feet may be allowed;
- (2) Percentage of building site coverage permitted: thirty-five percent.
- (3) Front yard required: minimum required twenty feet; provided, that where four or more lots in a block have been improved with buildings prior to the adoption of the ordinance codified in this title, the minimum front yard shall be the average of the improved lots if less than the required twenty feet, but not less than fifteen feet, except where combined with a B district or as otherwise provided by ordinance;

(4) Side yard required. Ten percent lot width but not exceeding fifteen feet. Upon approval of a design review application, pursuant to Chapter 18.118 of this title, side yard setback may be reduced to a minimum of five feet;

(5) Rear yard required: twenty feet;

(6) Accessory buildings shall be limited to eighty percent of the floor area of the main building, unless otherwise approved through a design review, pursuant to Chapter 18.118 of this title. (Ord. 467-G § 3, 1990; Ord. 467 § 18, 1984).

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18.14.420 Front of lot.

“Front of lot” means the side of a parcel fronting the principal street of access to the lot, or in the event of a corner lot, the shorter street frontage. (Ord. 467 § 2, 1984).

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18.14.1290 Yard.

“Yard” means an open space other than a court on the same lot with a building, which open space is unoccupied and unobstructed from the ground upward, except as otherwise provided in Chapter 18.102 of this title. In measuring a yard, hereinafter provided, the line of a building shall be deemed to mean a parallel to the nearest lot line drawn through the point of a building or the point of a dwelling ground nearest to such lot line, exclusive of the respective architectural features enumerated in Chapter 18.102 of this title as not to be considered in measuring yard dimensions or as being permitted to extend into any front, side or rear yard, respectively; and the measurement shall be taken from the line of the building to the nearest lot line, however, that if any official plan line has been established for the street on which the lot faces or if any future width line is specified therefor by the provisions of this title, then such measurement shall be taken from such official plan line or such future width line to the nearest line of the building. (Ord. 467 § 2, 1984).

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Chapter 18.122 INTERPRETIVE ACTION

Note

* Prior ordinance history: Ord. 467, as amended by Ord. 467-Q.

18.122.010 Interpretation of this title.

The director of community development shall have authority to consider written requests for interpretation and determinations related to the provisions of this title. The provisions of this title shall be held as the minimum requirements adopted for the promotion of the public health, safety, comfort, convenience and general welfare. (Ord. 467-X § 16, 2000).

18.122.020 Determination of similar use.

The director of community development shall have authority to make determinations as to the similarity of one use which is not listed in this code to another use which is listed. In making determinations of similarity the following characteristics of the use not listed shall be considered and compared to the uses listed:

- (a) The general character of the use;
- (b) Generation of or sensitivity to noise;
- (c) Generation of traffic;
- (d) Generation of or sensitivity to light;
- (e) Generation of or sensitivity to smoke and odors;
- (f) Any other relevant characteristics. (Ord. 467-X § 16, 2000).

18.122.030 Requests for interpretation or determination of similar use.

Any person may petition the community development director for interpretation of the provisions of this title or for determination of similar use. Said petition shall be submitted in writing to the community development director on a form provided by the community development department, together with any additional information the petitioner feels should be considered. The director of community development may also initiate the interpretation or determination process. (Ord. 467-X § 16, 2000).

18.122.040 Consideration of request.

The community development director shall consider requests for interpretation or determinations of similar use and shall render his/her decision within thirty days from the date the request form was received. The community development director may, at his/her discretion, refer requests to the board of supervisors for decision. In such cases, the thirty day time period shall not apply. (Ord. 467-X § 16, 2000).

18.122.050 Appeal of decisions.

(a) Any interpretation or determination made by the director in response to a written request may be appealed to the board of supervisors by the party making the request. All such appeals must be submitted in writing to the county clerk within ten days of the notice of the director's decision. The written appeal must be accompanied by the appropriate appeal fee as established by the board of supervisors.

(b) Notice of public meeting on an appeal of the director's decision shall be given by the following methods:

- (1) Publication in a newspaper of general circulation within Lassen County at least seven days prior the meeting; and
 - (2) Posting of the notice in the office of the county clerk, the community development department and outside the board of supervisors' meeting room, at least seven days prior to the meeting.
- (c)(1) Upon appeal, the community development director shall forward to the board of supervisors all information provided to and considered by him/her in making his/her decision. The board of supervisors shall conduct a public meeting on the appeal and shall render its decision within sixty days from the date the appeal was filed. Said meeting shall be limited to a review of the information provided to and considered by the community development director.
- (2) Any information presented to the board of supervisors at the appeal hearing not previously considered by the community development director shall result in the matter being referred back to the director for decision. Any subsequent appeal shall be considered a new appeal and shall be subject to all applicable fees. (Ord. 467-X § 16, 2000).

18.122.060 Record of decision.

A public record of the decision by the community development director or the board of supervisors, shall be kept in the community development department, and shall be periodically incorporated into the body of this title, or maintained as an appendix hereto. (Ord. 467-X § 16, 2000).

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Chapter 18.110 VARIANCES

18.110.010 Generally.

Where practical difficulties, unnecessary hardships or results inconsistent with the purpose and intent of this title may result from the strict application of certain height, yard or area requirements thereof, variances in such requirements may be granted as provided in this chapter. (Ord. 467 § 40, 1984).

18.110.020 Application.

Application for a variance shall be made in writing on a form prescribed by the planning commission and shall be accompanied by a fee set by the board of supervisors, no part of which shall be returnable to the applicant, and by statements, plans and other evidence showing:

- (1) That there are exceptional or extraordinary circumstances, or conditions applying to the land, building, or use referred to in the application, which circumstances or conditions do not apply generally to land, buildings, and/or uses in the same district;
- (2) That the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner;
- (3) That the granting of such application will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant, and will not, under the circumstances of the particular case, be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood. (Ord. 467 § 40, 1984).

18.110.030 Public hearing.

A public hearing shall be held within sixty days after the date the application is accepted as complete, notice of which shall be given by one publication in a newspaper of general circulation in the county and by posting notice on the property involved or adjacent thereto and by mail or delivery to all persons, including businesses, corporations or other public or private entities, shown on the last equalized assessment roll as owning real property within three hundred feet of the property which is the subject of the proposed variance at least ten days prior to such hearing. (Ord. 467-AC § 29, 2003; Ord. 467 § 40, 1984).

18.110.040 Action by planning commission.

Following the public hearing, the planning commission shall make written findings of facts showing whether the qualifications under Section 18.110.020 apply to the land, building or use for which variance is sought and whether such variance shall be in harmony with the general purposes of this title. Such written findings of facts shall be submitted to the board of supervisors. (Ord. 467 § 40, 1984).

18.110.050 Action by board of supervisors.

The board of supervisors shall consider the variance application within sixty days after receipt of the planning commission report and if the board of supervisors finds that the qualifications under Section 18.110.020 apply to the land, building or use for which variance is sought and that such variance is in harmony with the general purposes of this title, said board shall by resolution grant such variance. The board of supervisors may designate conditions and guarantees in connection with the variance to secure the purposes of this title. (Ord. 467 § 40, 1984).

18.110.060 Revocation.

(a) In any case, where the conditions of granting of a variance have not been, or have not, complied with, the planning commission shall give notice to the permittee of intention to revoke such variance at least ten days prior to a hearing thereon. After conclusion of the hearing the planning commission may revoke such variance. Such revocation shall be subject to confirmation by the board of supervisors.

(b) In any case, where a variance has not been used within one year after the date of granting thereof, then, without further action by the planning commission or board of supervisors, the variance granted shall be null and void. (Ord. 467 § 40, 1984).

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VARIANCE APPLICATION

FILING FEE: \$571.00

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

Form must be typed or printed clearly in black or blue ink. All sections must be completed in full.

This application consists of two pages; only attach additional sheets if necessary.

FILE NO. _____

Property Owner/s	Property Owner/s
Name:	Name:
Mailing Address:	Mailing Address:
City, ST, Zip:	City, ST, Zip:
Telephone: Fax:	Telephone: Fax:
Email:	Email:

Applicant/Authorized Representative*	Agent (Land Surveyor/Engineer/Consultant)
Same as above: <input 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:	Page:	Year:	Doc#:
Zoning:	General Plan Designation:		
Parcel Size (acreage):	Section:	Township:	Range:

Assessor's Parcel Number(s):	- -	- -	- -
- -	- -	- -	- -

Project Description:

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:	Date:
Date:	Date:

See associated process form for required attachments and instructions.

BOS 17

-TO THE LASSEN COUNTY PLANNING COMMISSION-

In accordance with the provisions of the Zoning Ordinance of the County of Lassen, application is hereby made for a variance in the strict application of the regulations of said Ordinance to permit:

On property located at _____ +

Lot _____ Block _____ Tract _____ Owner _____

The answers to the following questions are submitted to substantiate my petition for a variance:

- a. Are there exceptional or extraordinary circumstances or conditions applying to the land, building, or use referred to in the application which circumstances or conditions do not apply generally to land, buildings, and/or uses in the same district? (Explain)

- b. Is the granting of the application necessary for the preservation and enjoyment of the property rights of the petitioner?

- c. Will the granting of this application, under the circumstances of the particular case, materially effect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant, or will it be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood?

(Additional sheets may be attached to and made a part of this application).



DESIGN REVIEW APPLICATION

FILING FEE: \$63.00 FOR RESIDENTIAL; \$95.00 FOR MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL; \$127.00 FOR MULTI-UNIT COMMERCIAL
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

Form must be typed or printed clearly in black or blue ink. All sections must be completed in full.

This application consists of two pages; only attach additional sheets if necessary.

FILE NO. _____

Property Owner/s	Property Owner/s
Name:	Name:
Mailing Address:	Mailing Address:
City, ST, Zip:	City, ST, Zip:
Telephone: Fax:	Telephone: Fax:
Email:	Email:

Applicant/Authorized Representative*	Agent (Land Surveyor/Engineer/Consultant)
Same as above: <input 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:	Page:	Year:	Doc#:
Zoning:		General Plan Designation:		
Parcel Size (acreage):		Section:	Township:	Range:

Assessor's Parcel Number(s):	- -	- -	- -
- -	- -	- -	- -

Project Description/Proposed Use of Structure:

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, or if they have an appropriate contractor's license.)
Date:	Date:
Date:	Date:

See associated process form for required attachments and instructions.

Application for design review may be prepared by the property owner or his qualified agent and shall be accompanied by drawings or sketches made clear and legible on sheets of paper at least 8½"x11" in size. Three (3) copies of such applications for design approval shall be submitted to the Planning Department and shall include, but not be limited to, the following information:

1. Plot Plan/Layout Design:

- a) The location of all existing and proposed structures on the property together with their dimensions, distance between structures and setback distances from property lines.
- b) Approximate location of all streams, drainage channels, and/or bodies of water and an approximate indication of slope and elevation of the property.
- c) Names, locations, and widths of all existing and proposed streets or right-of-ways known to the owner as to location on or near the property.
- d) Proposed type and location of driveway, parking areas, sidewalks, fences, shrubs, landscaping, etc.
- e) The relation to the existing buildings and structures in the general vicinity and area.
- f) Location of sewer lines and leach field areas.

2. Setbacks:

Front: Required	_____	Proposed	_____
Side: Required	_____	Proposed	_____
Rear: Required	_____	Proposed	_____

3. Proposed building and/or improvements showing the same as it will appear after the work for which the permit is sought shall have been completed:

Design of proposed construction and/or other improvement (show on drawings).

Height and area of buildings: _____

Ground level to roof peak: _____

Ground level to top of wall (show on drawings.): _____

Roofing: Type: _____

Pitch: _____ Eave Lengths: Sides _____ Gabled Ends _____

*Color: _____

Elevations of proposed building (shown on drawings).

Exterior: Material: _____

*Color of Siding: _____

Masonry work – color and materials to be used: _____

***Two (2) color samples of new roof or exterior must accompany this application.**

Staff Use Only: Fire Responsibility Area: ☐ SRA ☐ LRA-very high Chapter 7A materials required: ☐ Yes ☐ No

Conference with Cal Fire required: ☐ Yes ☐ No Building Inspector intake review complete (initial): _____ Date: _____



ZONING VARIANCE PROCESS

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

The following information is intended to provide a generalized description of the Zoning Variance process in Lassen County.

A variance from practical difficulties and/or unnecessary hardships including height, yard, or area requirements, or other provisions of the Lassen County Zoning Regulations may be granted by the Board of Supervisors.

APPLICATION

An application for a variance is to be made by completing a form available from the Planning and Building Services accompanied by a filing fee of five hundred seventy-one (\$571) dollars. The application must be accompanied by drawings and other evidence showing that the proposed project meets the following qualifications:

1. That there are exceptional or extraordinary circumstances or conditions applying to the land, building, or use referred to in the application, which circumstances or conditions do not apply generally to land, buildings, and/or uses in the same district.
2. That the granting of the application is necessary for the preservation and enjoyment of the substantial property rights of the petitioner.
3. That the granting of such application will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant, and will not, under the circumstances of the particular case, be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood.

A complete and accurate set of application materials is of utmost importance for timely processing. A clear and detailed plot plan is essential. Applicants should consider supplementing their application with color photographs, or any other materials that would assist reviewers in gaining a better understanding of the project.

ENVIRONMENTAL REVIEW - PROCEDURE

In Lassen County, the Director of Planning and Building Services has been designated as the Environmental Review Officer (ERO) as per Lassen County Resolution No. 01-043. In general, the duties of the ERO are to coordinate the environmental review procedures, prepare Initial Studies, recommend environmental findings to the Lead Agency (the Planning Commission or, ultimately, the Board of Supervisors), prepare all applicable environmental documents, conduct public meetings, and keep the County's environmental review guidelines in continual compliance with CEQA.

The ERO conducts a preliminary review of all project applications to determine, within thirty (30) days, whether the application is complete and/or whether the proposed project is exempt from CEQA. Once the application has been accepted as complete, and not found to be exempt from CEQA, an Initial Study is prepared. Based on a review of the Initial Study results, the ERO will make a determination as to the appropriate kind of environmental document that will be prepared for the particular project of concern, or decide to refer said determination to the Planning Commission.

Basically, the ERO will make one of the four following findings:

- A. That the project could not have a significant effect on the environment, and a Negative Declaration should be prepared; or
- B. That, although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in the Initial Study have been added to the project. Therefore, a Negative Declaration should be prepared; or
- C. That the project may have a significant effect on the environment and an Environmental Impact Report (EIR) should be required; or
- D. The ERO may choose not to make one of the above three decisions if further information from review and consultation with responsible agencies is deemed necessary, and proceed to refer the decision to the Planning Commission, or the Board of Supervisors, as applicable. Said Commission or Board will then make one of the above three decisions regarding the appropriate environmental document that should be prepared.

The determination as to the kind of environmental document that should be prepared for a given project proposal, an EIR or a Negative Declaration, will be made within thirty (30) days of accepting the application as complete. The thirty (30) day time period may be extended fifteen (15) days upon mutual consent of the project applicant and the applicable County office acting in behalf of the Lead Agency. A final Negative Declaration will be adopted within 180 days after the application has been accepted as complete. The Lead Agency will certify a final EIR within one year after the application has been accepted as complete. A more detailed explanation of the process involved in the preparation of these documents is available in another informational handout entitled Lassen County Environmental Review Guidelines - Resolution No. 01-043.

THE PLANNING COMMISSION

A public hearing is conducted by the Lassen County Planning Commission after the filing of the application. The Commission must make written findings of fact showing whether the above qualifications apply to the land, building or use for which the variance is sought and whether such variances, if granted, would be in harmony with the general purposes of Lassen County's Zoning Regulations. These findings and the recommendation of the Planning Commission are submitted to the Board of Supervisors.

THE BOARD OF SUPERVISORS

The Board of Supervisors considers the variance application following receipt of the Planning Commission report and recommendation at a public hearing. If the Board finds that the above qualifications apply to the land, building, or use for variance is sought and that such variance is in harmony with the general purposes of Lassen County's Zoning Regulations, they shall by resolution grant the variance with any appropriate conditions.

If your project is approved by the County, a Notice of Determination (NOD) will be filed with the County Clerk by the Planning and Building Services Department. The NOD starts a 30-day statute of limitations on any legal challenge to the project's environmental document. Prior to filing the NOD, Section 711.4 of the California Fish and Game Code requires that the County collect an environmental filing fee on behalf of the Department of Fish and Game. The fee varies according to the environmental document prepared for your project as indicated in the table below.

DEPARTMENT OF FISH AND WILDLIFE
ENVIRONMENTAL FILING FEES
(Fish and Game Code 711.4)

<u>CEQA DOCUMENT</u>	<u>FEE (effective January 1, 2019)</u>
Negative Declaration	\$2,354.75
Mitigated Negative Declaration	\$2,354.75
Environmental Impact Report	\$3,271.00
County Clerk Processing Fee	\$ 50.00

If you believe your project will have *no effect* on fish and wildlife, you may contact the California Department of Fish and Wildlife to discuss an exemption from the fees. For more information about the fees and possible exemption you should contact the Department of Fish and Wildlife directly at (530) 225-2300 or at the DFW Website at www.wildlife.ca.gov.

IMPORTANT NOTE: Even if your project is approved by the County, the project is not operative, vested, or final, and any local permits issued for the project are invalid if the fees are not paid.

REVOCATION

Where conditions of a granted variance have not been complied with, the Planning Commission shall give notice to the permittee of intention to revoke the variance at least ten (10) days prior to a hearing thereon. After the hearing the Commission may revoke the variance with confirmation by the Board of Supervisors.

EXPIRATION

If a variance is not used within one (1) year after the date of granting, the variance will become null and void without further action by the Planning Commission or the Board of Supervisors.

Please feel free to contact the Department of Planning and Building Services for any additional information.



DESIGN REVIEW PROCESS

DEPARTMENT OF PLANNING AND BUILDING SERVICES
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(530) 251-8269 · (530) 251-8373 (fax)
www.co.lassen.ca.us

In any zoning district incorporating a "D" Combining District, or any other district requiring design review, approval of an application for design approval shall be secured for the construction of any building or structure. The intent of design review is to ensure that buildings, structures and improvements are designed and constructed so that they will not be of unsightly, undesirable, or obnoxious appearance to the extent that they will hinder the orderly and harmonious development of a community or the county, or otherwise affect the general prosperity and welfare.

APPLICATION

An application form for design approval is available from the Planning Department. This application must be completed by the applicant or his/her agent and submitted to the Planning Department along with three sets of plans of the proposed project. Two copies of the plans may be picked up after the design review process is completed. The information needed on the plans is described on the application form. Filing fees are as follows: \$63.00 for Single-Family Residential; \$95.00 for Multi-Family Residential and Commercial; \$127.00 for Multi-Unit Commercial.

ARC

The Architectural Review Committee (ARC), consisting of the County Planning Director (who shall act as chairman of the committee), the County Building Inspector, and a Planning Commissioner, to be appointed annually by the Chairman of the Planning Commission, shall convene within 15 working days to consider the application. The ARC shall move to either accept the application as submitted or shall suggest any changes in the plans as it may deem necessary to accomplish the purpose of the Design Review District. The ARC shall not approve any plans until it is satisfied that such purposes will be accomplished.

APPEALS

In case the applicant is not satisfied with the action of the ARC, he may, within thirty (30) days after such action, appeal in writing to the Planning Commission. The Commission shall hold a hearing on said appeal and shall render its decision within thirty (30) days after the filing. In case the applicant is not satisfied with the action of the Planning Commission, the applicant may, within ten (15) days after such action, appeal in writing to the Board of Supervisors. The Board shall hold a hearing on the appeal and shall render its decision within thirty (30) days after the filing.

For additional information regarding the design review process, contact the Lassen County Planning and Building Services Department, 707 Nevada Street, Suite 5, Susanville, California 96130. Phone (530) 251-8269.

Suggested attachment: Application for Design Approval

SITE PLAN SUBMISSION

RECEIVED

Anthony and Mary Foster
65 Small Street
Susanville, CA 96130

JUL 22 2019

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES

LASSEN COUNTY BUILDING DEPARTMENT

To Whom It May Concern,

I am resubmitting my Site Plan for the property located at 475-795 Hobo Camp Road. This submission will hopefully clear up any questions you may have of our Site Plan.

The front of the house will be located on the South Side of the proposed residence and the patio (back of house) on the West side. The basement will have a one car garage and a door to the basement for storage and mechanical room. The one car garage in the basement will mainly be for storage of a boat, antique car for something to that effect.

The soils report completed in June 2019 indicates that I may build within the foot print of the original structure. We plan on building within the original structure using the ICF building system. If we can only use the original depth of the house that would give us only 23 ½ feet of useable space, as the ICF forms are 14 inches deep.

Currently there is only one other house on the West side of the road and there are 2 homes further down the road just before descending to the Hobo Camp Day Use Area. This proposed residence is not a tract home but will be custom built. Therefore, we would ask that a 15 foot parking apron from the basement be allowed.

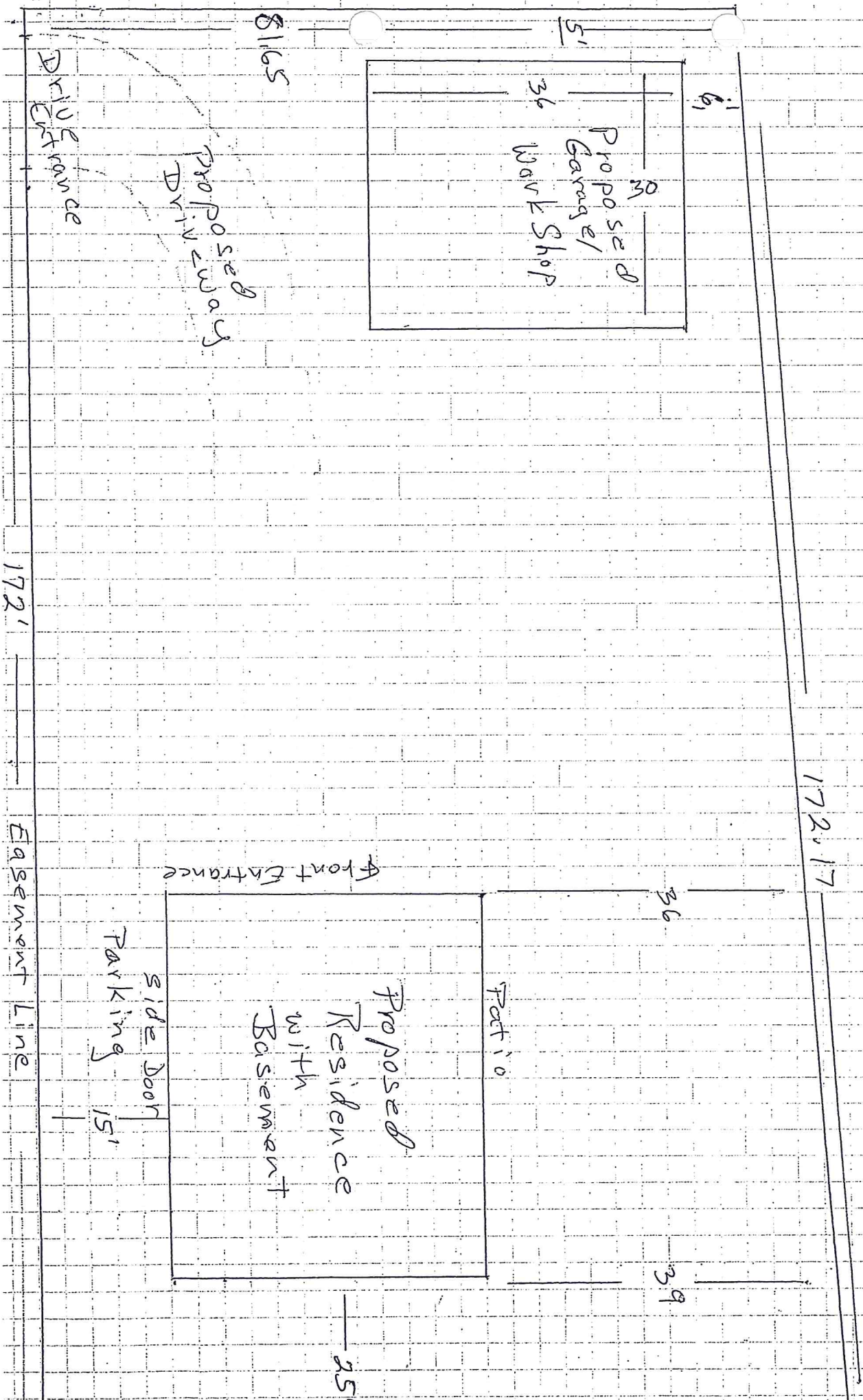
Anthony Foster



SITE Plan 475-795 Hobo Camp Rd.



BOS 2671



RECORD TITLE INTEREST CERTIFICATE

I, the undersigned hereby certify as follows:

1. I and all of the parties having any record title interest in the real property subdivided by this map, within the meaning of paragraphs 66456 and 66445 of the Government Code of California.

2. I do hereby consent to the preparation and recordation of this map.

Arturo Terzi

NOTARY ACKNOWLEDGMENTS

State of California

County of Lassen

On this 25th day of February, 1983, before me, the undersigned, a Notary Public and for said State, personally appeared

Arturo Terzi

Known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal

Signature

Printed Name

COUNTY TAX COLLECTOR'S CERTIFICATE

I, Beatrice Price, Tax Collector of Lassen County, certify that there are no tax liens against 107-111-01-11 as hereon set forth, or unpaid State, County, Municipal, or Local taxes or special assessments collected as taxes, except taxes which are a lien but not yet due or payable. I estimate the latter to be in an amount not to exceed \$34.90

Beatrice Price, Lassen County Tax Collector

SUPERVISOR'S CERTIFICATE

The Lassen County Board of Supervisors approved this Parcel Map for Arturo Terzi

This 25th day of February, 1983, per Sections of County Ordinance No. 435

Approval of this Map does not imply acceptance of the roads shown as access easements into the County maintained system and no road maintenance service will be performed by the County prior to the acceptance by the Board of Supervisors.

Chairman, Board of Supervisors

LASSEN COUNTY PLANNING COMMISSION

I, Robert K. Sorvaag, Secretary of the Lassen County Planning Commission, hereby certify that Parcel Map as shown hereon is substantially as it appeared on the approved tentative map, and any approved alterations thereof.

Robert K. Sorvaag, Secretary

SURVEYOR'S CERTIFICATE

This Map correctly represents a survey made by me in conformance with requirements of the Surveyors' Act at the request of Arturo Terzi in Nov 1982.

John D. Mitchell, County Engineer/Surveyor

COUNTY SURVEYOR'S CERTIFICATE

This Map has been examined for conformance with the requirements of the Land Surveyors' Act this 25th day of March, 1983

John D. Mitchell, County Engineer/Surveyor

RECORDER'S CERTIFICATE

Filed this 30th day of March, 1983 at 10:00 AM in Book 82 of Maps at Page 9 request of Arturo Terzi

File No. 1229

Signature of Recorder

Lassen County Recorder



LANDS OF ARTURO TERZI DEED 407 or 630

Parcel A: 0.50 Acres (Net 0.40 Acres) STA 1+40

Parcel B: 0.39 Acres (Net 0.29 Acres) STA 2+10

Parcel C: 0.44 Acres (Net 0.34 Acres) STA 3+00

Parcel D: 0.53 Acres (Net 0.43 Acres) STA 4+00

Parcel E: 0.50 Acres (Net 0.40 Acres) STA 5+00

Parcel F: 0.50 Acres (Net 0.40 Acres) STA 6+00

Parcel G: 0.50 Acres (Net 0.40 Acres) STA 7+00

Parcel H: 0.50 Acres (Net 0.40 Acres) STA 8+00

Parcel I: 0.50 Acres (Net 0.40 Acres) STA 9+00

Parcel J: 0.50 Acres (Net 0.40 Acres) STA 10+00

Parcel K: 0.50 Acres (Net 0.40 Acres) STA 11+00

Parcel L: 0.50 Acres (Net 0.40 Acres) STA 12+00

Parcel M: 0.50 Acres (Net 0.40 Acres) STA 13+00

Parcel N: 0.50 Acres (Net 0.40 Acres) STA 14+00

Parcel O: 0.50 Acres (Net 0.40 Acres) STA 15+00

Parcel P: 0.50 Acres (Net 0.40 Acres) STA 16+00

Parcel Q: 0.50 Acres (Net 0.40 Acres) STA 17+00

Parcel R: 0.50 Acres (Net 0.40 Acres) STA 18+00

Parcel S: 0.50 Acres (Net 0.40 Acres) STA 19+00

Parcel T: 0.50 Acres (Net 0.40 Acres) STA 20+00

Parcel U: 0.50 Acres (Net 0.40 Acres) STA 21+00

Parcel V: 0.50 Acres (Net 0.40 Acres) STA 22+00

Parcel W: 0.50 Acres (Net 0.40 Acres) STA 23+00

Parcel X: 0.50 Acres (Net 0.40 Acres) STA 24+00

Parcel Y: 0.50 Acres (Net 0.40 Acres) STA 25+00

Parcel Z: 0.50 Acres (Net 0.40 Acres) STA 26+00

Parcel AA: 0.50 Acres (Net 0.40 Acres) STA 27+00

Parcel AB: 0.50 Acres (Net 0.40 Acres) STA 28+00

Parcel AC: 0.50 Acres (Net 0.40 Acres) STA 29+00

Parcel AD: 0.50 Acres (Net 0.40 Acres) STA 30+00

Parcel AE: 0.50 Acres (Net 0.40 Acres) STA 31+00

Parcel AF: 0.50 Acres (Net 0.40 Acres) STA 32+00

Parcel AG: 0.50 Acres (Net 0.40 Acres) STA 33+00

Parcel AH: 0.50 Acres (Net 0.40 Acres) STA 34+00

Parcel AI: 0.50 Acres (Net 0.40 Acres) STA 35+00

Parcel AJ: 0.50 Acres (Net 0.40 Acres) STA 36+00

Parcel AK: 0.50 Acres (Net 0.40 Acres) STA 37+00

Parcel AL: 0.50 Acres (Net 0.40 Acres) STA 38+00

Parcel AM: 0.50 Acres (Net 0.40 Acres) STA 39+00

Parcel AN: 0.50 Acres (Net 0.40 Acres) STA 40+00

Parcel AO: 0.50 Acres (Net 0.40 Acres) STA 41+00

Parcel AP: 0.50 Acres (Net 0.40 Acres) STA 42+00

Parcel AQ: 0.50 Acres (Net 0.40 Acres) STA 43+00

Parcel AR: 0.50 Acres (Net 0.40 Acres) STA 44+00

Parcel AS: 0.50 Acres (Net 0.40 Acres) STA 45+00

Parcel AT: 0.50 Acres (Net 0.40 Acres) STA 46+00

Parcel AU: 0.50 Acres (Net 0.40 Acres) STA 47+00

Parcel AV: 0.50 Acres (Net 0.40 Acres) STA 48+00

Parcel AW: 0.50 Acres (Net 0.40 Acres) STA 49+00

Parcel AX: 0.50 Acres (Net 0.40 Acres) STA 50+00

Parcel AY: 0.50 Acres (Net 0.40 Acres) STA 51+00

Parcel AZ: 0.50 Acres (Net 0.40 Acres) STA 52+00

Parcel BA: 0.50 Acres (Net 0.40 Acres) STA 53+00

Parcel BB: 0.50 Acres (Net 0.40 Acres) STA 54+00

Parcel BC: 0.50 Acres (Net 0.40 Acres) STA 55+00

Parcel BD: 0.50 Acres (Net 0.40 Acres) STA 56+00

Parcel BE: 0.50 Acres (Net 0.40 Acres) STA 57+00

Parcel BF: 0.50 Acres (Net 0.40 Acres) STA 58+00

Parcel BG: 0.50 Acres (Net 0.40 Acres) STA 59+00

Parcel BH: 0.50 Acres (Net 0.40 Acres) STA 60+00

Parcel BI: 0.50 Acres (Net 0.40 Acres) STA 61+00

Parcel BJ: 0.50 Acres (Net 0.40 Acres) STA 62+00

Parcel BK: 0.50 Acres (Net 0.40 Acres) STA 63+00

Parcel BL: 0.50 Acres (Net 0.40 Acres) STA 64+00

Parcel BM: 0.50 Acres (Net 0.40 Acres) STA 65+00

Parcel BN: 0.50 Acres (Net 0.40 Acres) STA 66+00

Parcel BO: 0.50 Acres (Net 0.40 Acres) STA 67+00

Parcel BP: 0.50 Acres (Net 0.40 Acres) STA 68+00

Parcel BQ: 0.50 Acres (Net 0.40 Acres) STA 69+00

Parcel BR: 0.50 Acres (Net 0.40 Acres) STA 70+00

Parcel BS: 0.50 Acres (Net 0.40 Acres) STA 71+00

Parcel BT: 0.50 Acres (Net 0.40 Acres) STA 72+00

Parcel BU: 0.50 Acres (Net 0.40 Acres) STA 73+00

Parcel BV: 0.50 Acres (Net 0.40 Acres) STA 74+00

Parcel BW: 0.50 Acres (Net 0.40 Acres) STA 75+00

Parcel BX: 0.50 Acres (Net 0.40 Acres) STA 76+00

Parcel BY: 0.50 Acres (Net 0.40 Acres) STA 77+00

Parcel BZ: 0.50 Acres (Net 0.40 Acres) STA 78+00

Parcel CA: 0.50 Acres (Net 0.40 Acres) STA 79+00

Parcel CB: 0.50 Acres (Net 0.40 Acres) STA 80+00

Parcel CC: 0.50 Acres (Net 0.40 Acres) STA 81+00

Parcel CD: 0.50 Acres (Net 0.40 Acres) STA 82+00

Parcel CE: 0.50 Acres (Net 0.40 Acres) STA 83+00

Parcel CF: 0.50 Acres (Net 0.40 Acres) STA 84+00

Parcel CG: 0.50 Acres (Net 0.40 Acres) STA 85+00

Parcel CH: 0.50 Acres (Net 0.40 Acres) STA 86+00

Parcel CI: 0.50 Acres (Net 0.40 Acres) STA 87+00

Parcel CJ: 0.50 Acres (Net 0.40 Acres) STA 88+00

Parcel CK: 0.50 Acres (Net 0.40 Acres) STA 89+00

Parcel CL: 0.50 Acres (Net 0.40 Acres) STA 90+00

Parcel CM: 0.50 Acres (Net 0.40 Acres) STA 91+00

Parcel CN: 0.50 Acres (Net 0.40 Acres) STA 92+00

Parcel CO: 0.50 Acres (Net 0.40 Acres) STA 93+00

Parcel CP: 0.50 Acres (Net 0.40 Acres) STA 94+00

Parcel CQ: 0.50 Acres (Net 0.40 Acres) STA 95+00

Parcel CR: 0.50 Acres (Net 0.40 Acres) STA 96+00

Parcel CS: 0.50 Acres (Net 0.40 Acres) STA 97+00

Parcel CT: 0.50 Acres (Net 0.40 Acres) STA 98+00

Parcel CU: 0.50 Acres (Net 0.40 Acres) STA 99+00

Parcel CV: 0.50 Acres (Net 0.40 Acres) STA 100+00

Parcel CW: 0.50 Acres (Net 0.40 Acres) STA 101+00

Parcel CX: 0.50 Acres (Net 0.40 Acres) STA 102+00

Parcel CY: 0.50 Acres (Net 0.40 Acres) STA 103+00

Parcel CZ: 0.50 Acres (Net 0.40 Acres) STA 104+00

Parcel DA: 0.50 Acres (Net 0.40 Acres) STA 105+00

Parcel DB: 0.50 Acres (Net 0.40 Acres) STA 106+00

Parcel DC: 0.50 Acres (Net 0.40 Acres) STA 107+00

Parcel DD: 0.50 Acres (Net 0.40 Acres) STA 108+00

Parcel DE: 0.50 Acres (Net 0.40 Acres) STA 109+00

Parcel DF: 0.50 Acres (Net 0.40 Acres) STA 110+00

Parcel DG: 0.50 Acres (Net 0.40 Acres) STA 111+00

Parcel DH: 0.50 Acres (Net 0.40 Acres) STA 112+00

Parcel DI: 0.50 Acres (Net 0.40 Acres) STA 113+00

Parcel DJ: 0.50 Acres (Net 0.40 Acres) STA 114+00

Parcel DK: 0.50 Acres (Net 0.40 Acres) STA 115+00

Parcel DL: 0.50 Acres (Net 0.40 Acres) STA 116+00

Parcel DM: 0.50 Acres (Net 0.40 Acres) STA 117+00

Parcel DN: 0.50 Acres (Net 0.40 Acres) STA 118+00

Parcel DO: 0.50 Acres (Net 0.40 Acres) STA 119+00

Parcel DP: 0.50 Acres (Net 0.40 Acres) STA 120+00

Parcel DQ: 0.50 Acres (Net 0.40 Acres) STA 121+00

Parcel DR: 0.50 Acres (Net 0.40 Acres) STA 122+00

Parcel DS: 0.50 Acres (Net 0.40 Acres) STA 123+00

Parcel DT: 0.50 Acres (Net 0.40 Acres) STA 124+00

Parcel DU: 0.50 Acres (Net 0.40 Acres) STA 125+00

Parcel DV: 0.50 Acres (Net 0.40 Acres) STA 126+00

Parcel DW: 0.50 Acres (Net 0.40 Acres) STA 127+00

Parcel DX: 0.50 Acres (Net 0.40 Acres) STA 128+00

Parcel DY: 0.50 Acres (Net 0.40 Acres) STA 129+00

Parcel DZ: 0.50 Acres (Net 0.40 Acres) STA 130+00

Parcel EA: 0.50 Acres (Net 0.40 Acres) STA 131+00

Parcel EB: 0.50 Acres (Net 0.40 Acres) STA 132+00

Parcel EC: 0.50 Acres (Net 0.40 Acres) STA 133+00

Parcel ED: 0.50 Acres (Net 0.40 Acres) STA 134+00

Parcel EE: 0.50 Acres (Net 0.40 Acres) STA 135+00

Parcel EF: 0.50 Acres (Net 0.40 Acres) STA 136+00

Parcel EG: 0.50 Acres (Net 0.40 Acres) STA 137+00

Parcel EH: 0.50 Acres (Net 0.40 Acres) STA 138+00

Parcel EI: 0.50 Acres (Net 0.40 Acres) STA 139+00

Parcel EJ: 0.50 Acres (Net 0.40 Acres) STA 140+00

Parcel EK: 0.50 Acres (Net 0.40 Acres) STA 141+00

Parcel EL: 0.50 Acres (Net 0.40 Acres) STA 142+00

Parcel EM: 0.50 Acres (Net 0.40 Acres) STA 143+00

Parcel EN: 0.50 Acres (Net 0.40 Acres) STA 144+00

Parcel EO: 0.50 Acres (Net 0.40 Acres) STA 145+00

Parcel EP: 0.50 Acres (Net 0.40 Acres) STA 146+00

Parcel EQ: 0.50 Acres (Net 0.40 Acres) STA 147+00

Parcel ER: 0.50 Acres (Net 0.40 Acres) STA 148+00

Parcel ES: 0.50 Acres (Net 0.40 Acres) STA 149+00

Parcel ET: 0.50 Acres (Net 0.40 Acres) STA 150+00

Parcel EU: 0.50 Acres (Net 0.40 Acres) STA 151+00

Parcel EV: 0.50 Acres (Net 0.40 Acres) STA 152+00

Parcel EW: 0.50 Acres (Net 0.40 Acres) STA 153+00

Parcel EX: 0.50 Acres (Net 0.40 Acres) STA 154+00

Parcel EY: 0.50 Acres (Net 0.40 Acres) STA 155+00

Parcel EZ: 0.50 Acres (Net 0.40 Acres) STA 156+00

Parcel FA: 0.50 Acres (Net 0.40 Acres) STA 157+00

Parcel FB: 0.50 Acres (Net 0.40 Acres) STA 158+00

Parcel FC: 0.50 Acres (Net 0.40 Acres) STA 159+00

Parcel FD: 0.50 Acres (Net 0.40 Acres) STA 160+00

Parcel FE: 0.50 Acres (Net 0.40 Acres) STA 161+00

Parcel FF: 0.50 Acres (Net 0.40 Acres) STA 162+00

Parcel FG: 0.50 Acres (Net 0.40 Acres) STA 163+00

Parcel FH: 0.50 Acres (Net 0.40 Acres) STA 164+00

Parcel FI: 0.50 Acres (Net 0.40 Acres) STA 165+00

Parcel FJ: 0.50 Acres (Net 0.40 Acres) STA 166+00

Parcel FK: 0.50 Acres (Net 0.40 Acres) STA 167+00

Parcel FL: 0.50 Acres (Net 0.40 Acres) STA 168+00

Parcel FM: 0.50 Acres (Net 0.40 Acres) STA 169+00

Parcel FN: 0.50 Acres (Net 0.40 Acres) STA 170+00

Parcel FO: 0.50 Acres (Net 0.40 Acres) STA 171+00

Parcel FP: 0.50 Acres (Net 0.40 Acres) STA 172+00

Parcel FQ: 0.50 Acres (Net 0.40 Acres) STA 173+00

Parcel FR: 0.50 Acres (Net 0.40 Acres) STA 174+00

Parcel FS: 0.50 Acres (Net 0.40 Acres) STA 175+00

Parcel FT: 0.50 Acres (Net 0.40 Acres) STA 176+00

Parcel FU: 0.50 Acres (Net 0.40 Acres) STA 177+00

Parcel FV: 0.50 Acres (Net 0.40 Acres) STA 178+00

Parcel FW: 0.50 Acres (Net 0.40 Acres) STA 179+00

Parcel FX