



County of Lassen

Department of Planning and Building Services

• Planning

• Building Permits

• Code Enforcement

• Surveyor

• Surface Mining

April 22, 2021

Maurice L. Anderson, Director

707 Nevada Street, Suite 5

Susanville, CA 96130-3912

Phone: 530 251-8269

Fax: 530 251-8373

email: landuse@co.lassen.ca.us

website: www.co.lassen.ca.us

TO: Technical Advisory Committee
Agenda Date: May 6, 2021

FROM: Maurice L. Anderson, Director

RE: Use Permit #2021-004, Santos

Zoning & Building

Inspection Requests

Phone: 530 257-5263

DRAFT

Project Description

USE PERMIT #2021-004, Santos. Proposal to construct a 632-square-foot second dwelling unit. The subject parcel is zoned A-2-B-4 (Agricultural Residential 4-Acre Building Site Combining District) and has a "Rural Residential" land use designation in the *Lassen County General Plan, 2000*, as amended by the *Janesville Planning Area Amendment, 1993*. The proposed project is exempt from the California Environmental Quality Act (CEQA) under Section 15303 of the CEQA Guidelines. The subject parcel is 4.21 acres and is located approximately 9 miles southeast of Susanville and 200 feet west of Highway 395 at 465-815 Conrad Road, Janesville, CA 96114. APN: 129-660-17. Staff Contact: Nancy McAllister, Associate Planner

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

1. The subject parcel is A-2-B-4 (Agricultural Residential 4-Acre Building Site Combining District).
2. The subject parcel has a "Rural Residential" land use designation in the *Lassen County General Plan, 2000*, as amended by the *Janesville Planning Area Amendment, 1993*.
3. The project site is not within the 100-year flood zone as described by the Federal Emergency Management Agency (FEMA).
4. According to the applicant, existing improvements on the subject parcel include one single-family residence, a barn, a septic system, and two wells.
5. The applicant is proposing to construct a 632-square-foot second dwelling unit.
6. According to Lassen County Code Section 18.108.270, "...in any zone on a parcel of land where there is in existence a legally-established 'single-family dwelling,' as defined in this title, a 'second dwelling unit,' may be allowed by the planning commission, upon first securing a use permit pursuant to Chapter 18.112 of [Title 18 of the Lassen County Code]."

7. A second dwelling unit approved by issuance of a permit shall be considered an “accessory dwelling unit” pursuant to Lassen County Code Section 18.108.270(3).
8. Furthermore, according to Lassen County Code Section 18.108.270(2), in zones other than R-1 zones, such second dwelling unit shall be subject to the following:
 - (a) Maximum living area shall not exceed one thousand four hundred square feet, or eighty percent of the floor area of the primary dwelling, whichever is greater. Garages and other fully enclosed areas attached to the existing and proposed dwellings shall be considered part of the floor area for purposes of establishing the eighty percent maximum.
 - (b) Architectural design of the second dwelling unit shall be visually compatible with, and complimentary to, the existing single-family dwelling located on the property and others in the vicinity.
 - (c) One additional off-street parking space shall be required.
 - (d) Second dwelling unit must be individually approved by the county health department.
 - (e) Design review shall be required.
9. Unless the Planning Commission finds otherwise, parking at the site is adequate and, therefore, an additional off-street parking space is not necessary.
10. The proposed second dwelling unit must be consistent with the development standards set forth for the A-2 zoning district found at Lassen County Code Section 18.18.050 and the architectural requirements found at Lassen County Code Section 18.108.235.
11. Pursuant to Lassen County Code Section 18.112.030, the Technical Advisory Committee shall review all use permit applications (and amendments) and shall prepare recommended conditions of approval for consideration by the County (in this case, the Planning Commission).
12. The land use element of the *Lassen County General Plan, 2000* describes the “Rural Residential” land use designation as follows:

Rural Residential

“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).

Corresponding Zoning: "A-2", Agricultural-Residential District. An A-2 District is typically combined with a "B ", Building Site Combining District, to indicate minimum or average building sites ranging from three to twenty acres (e.g., A-2-B-5). Minimum parcel sizes may be regarded as average parcel sizes under special "density option" provisions of the "B" Combining District. "

13. The following goals, objectives, implementation measures and descriptions from the *Lassen County General Plan, 2000*, also pertain to the proposal:

Designation of Land Uses

- *Implementation Measure LU-A: The County shall utilize the zoning provisions of the Lassen County Code to adopt and enforce corresponding zoning districts, and to consider the approval of related use permits and land divisions, which implement and are compatible with the policies, general land uses and programs specified in this Land Use Element and in area plans adopted as part of the General Plan.*
- *Implementation Measure LU-B: The County recognizes the need and legal requirements for making land use decisions which are consistent with the General Plan.*

1. ISSUE: Land Use Compatibility

- *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.*

2. ISSUE: Growth and Development

- *GOAL L-5: Orderly, contiguous growth and appropriate land-conserving densities as an alternative to sprawl and "leap-frog" development.*
- *LU-8 POLICY: Future residential development should consist of the expansion of, or be located adjacent to, existing communities, designated rural centers, and established residential areas. An increasing number of small, isolated housing tracts in outlying areas shall be discouraged since they are difficult to provide with urban services and they tend to disrupt the surrounding rural and productive activity of ranches, forests and farms.*

3. ISSUE: Housing

- *GOAL L-7: Consistent with the Housing Element, maintain an adequate amount of housing and diverse residential opportunities and land uses which are located in consideration of the availability of support services and infrastructure, avoidance of conflicting land uses, and the minimization of development impacts.*
- *LU17 POLICY: The County shall, after confirmation of the area's appropriateness for such use and consideration of other resource values, designate and zone appropriate areas for residential development.*
- *LU18 POLICY: Pursuant to the Housing Element, the County will help provide adequate sites to be designated in the General Plan and zoned for residential land use to meet the objectives of the Housing Element, and will help facilitate the expansion of needed water, sewer, and fire protection services.*
- *LU19 POLICY: Subject to case-by-case review, the County shall allow the use of second units except in cases where it is demonstrated that the proposed second units will have specific adverse impacts on public health, safety, and community welfare.*
- *Implementation Measure LU-L: The County will provide permitting processes consistent with state law to consider and allow second housing units. The processes will include development standards and requirements to insure that allowed second units will not have significant adverse impacts to the public's health, safety and welfare. The permitting processes may have special provisions for second units intended for the sole occupancy of up to two adult persons who are 62 years of age or over.*
- *Implementation Measure LU-M: If the County identifies areas where the permitting of second units will have specific adverse impacts on public health, safety, and community welfare, the County may, by ordinance, preclude the use of second units in those areas.*
- *LU20 POLICY: The County shall refer to the Housing Element for applicable policies pertaining to the development of housing.*

4. ISSUE: Neighborhood Quality

- *GOAL L-8: Neighborhoods which offer safe and pleasant living environments for the residents of Lassen County.*
- *LU21 POLICY: The County supports the need to maintain safe and pleasant living environments and, in consideration of related land use decisions, shall require mitigation of impacts which significantly threaten such qualities.*
- *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.*
- *GOAL L-10: Reasonable development and design review standards which protect communities from poorly designed development which detracts from the overall quality of the area.*

14. The Planning Commission will determine whether the proposed project is consistent with the *Lassen County General Plan, 2000*, unless the proposed project is appealed to the Board of Supervisors, in which case, said body would determine the above.

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

1. Noncompliance with any of the following use permit conditions shall constitute grounds for revocation of the use permit (pursuant to Lassen County Code Section 18.112.060).
2. The use permit shall be granted for the use as approved by the Planning Commission. Substantial revisions and/or expansions of the project will require a new Use Permit, subject to the approval of the Planning Commission.
3. The applicant must secure approval from Lassen County Environmental Health for the second housing unit and its related septic system.
4. Prior to issuance of an Authorization to Operate, designs for the second dwelling unit shall be submitted and reviewed for consistency with the development standards set forth for the A-2 zoning district found at Lassen County Code Section 18.18.050 and the architectural requirements found at Lassen County Code Section 18.108.235. Any deviations shall require approval through the design review process.
5. The second housing unit shall not be painted in florescent, luminescent, or other extreme colors which detract from the appearance of the neighboring property, the community as a whole or the natural environment.
6. Prior to issuance of an Authorization to Operate or any residential occupancy, all required building permits must be secured and pass a final inspection. Residential occupancy is not allowed until an appropriate Certificate of Occupancy is issued.

MLA:njm


S:\PLA\Planning\2021\UP #2021-004, Santos



County of Lassen

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April 5, 2021

 DRAFT

Maurice L. Anderson, Director
707 Nevada Street, Suite 5
Susanville, CA 96130-3912
Phone: 530 251-8269
Fax: 530 251-8373
email: landuse@co.lassen.ca.us
website: www.co.lassen.ca.us

TO: Technical Advisory Committee
Agenda Date: May 6, 2021

Zoning & Building
Inspection Requests
Phone: 530 257-5263

FROM: Don Willis, Lassen County Surveyor

RE: Use Permit No. 2021-004 – The Santos Family Trust.
Assessor's Parcel Number: 129-660-17.

LASSEN COUNTY SURVEYOR FINDS AS FOLLOWS:

1. The subject parcel is currently owned by Leonard A. Santos and Phyllis M. Santos, Co-Trustees of The Santos Family Trust dated July 21, 2003, as shown at a Quitclaim Deed recorded on August 8, 2003 as Document Number 2003-07822 of the Official Records of Lassen County, California. This parcel is further known as Assessor's Parcel Number 129-660-17 and is located in a portion of Section 5, Township 28 North, Range 13 East, Mount Diablo Base and Meridian.
2. The legal description for the parcel noted in Findings Item Number One above describes the property as Parcel B of Parcel Map No. 26-3-78, as the same was filed on August 1, 1979 in Book 16 of Maps, Pages 82-83, of the Official Records of Lassen County. This parcel map was approved by the Lassen County Board of Supervisors, the exact date of which was unable to be determined, however the subject parcel was created in compliance with the Subdivision Map Act and local ordinances.
3. The subject parcel directly abuts Conrad Lane, County Road No. 250, which is in the County maintained road system.

LASSEN COUNTY SURVEYOR RECOMMENDS THE FOLLOWING CONDITIONS FOR USE PERMIT NO. 2021-004 (THE SANTOS FAMILY TRUST):

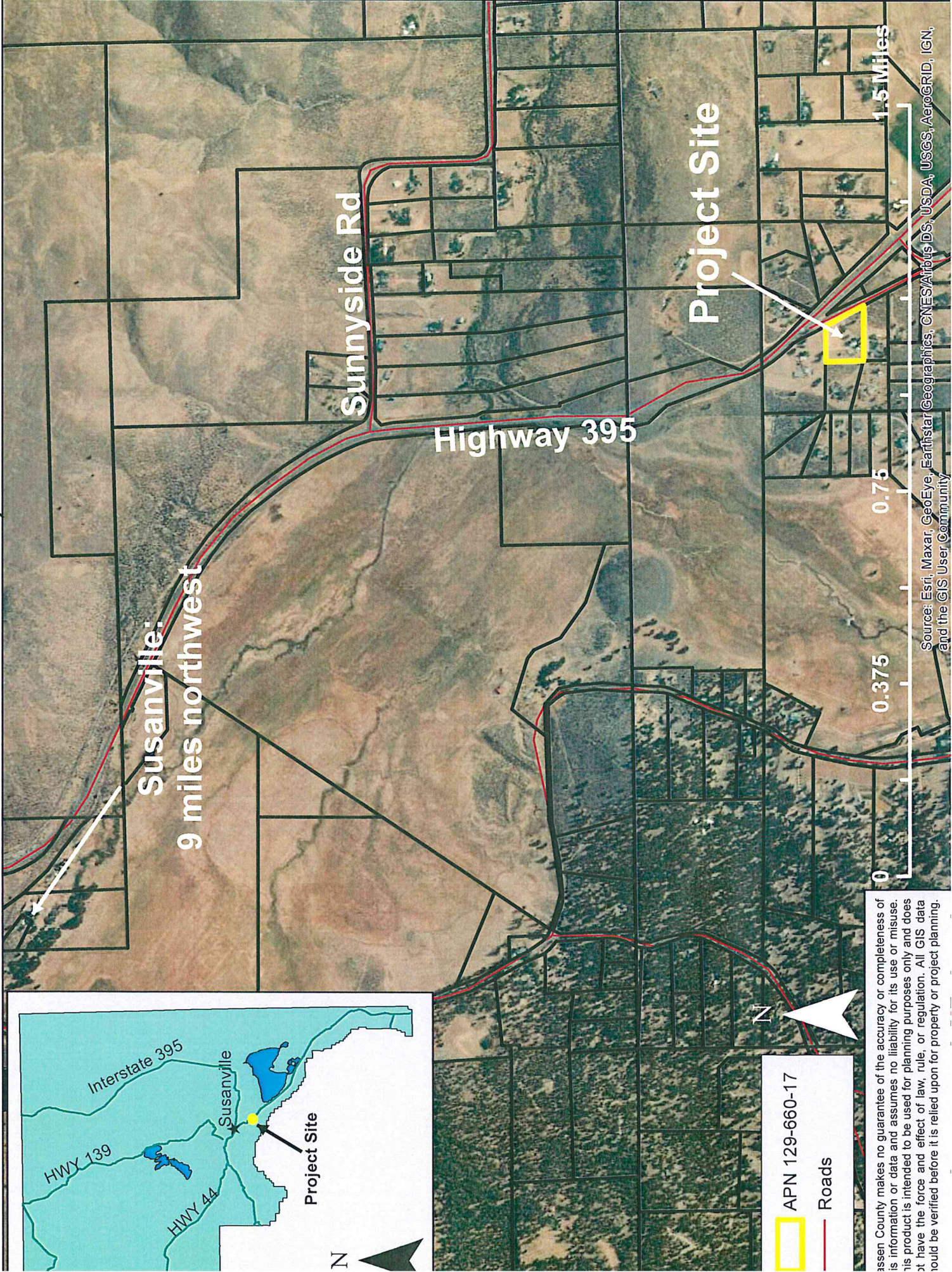
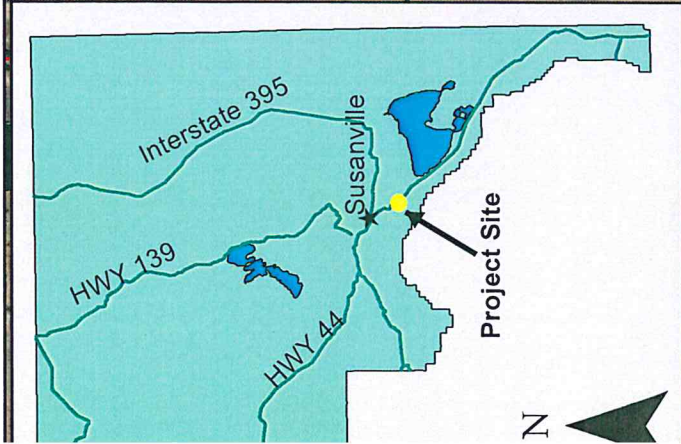
1. None.

Respectfully submitted,



Don Willis, L.S. 7742
Lassen County Surveyor

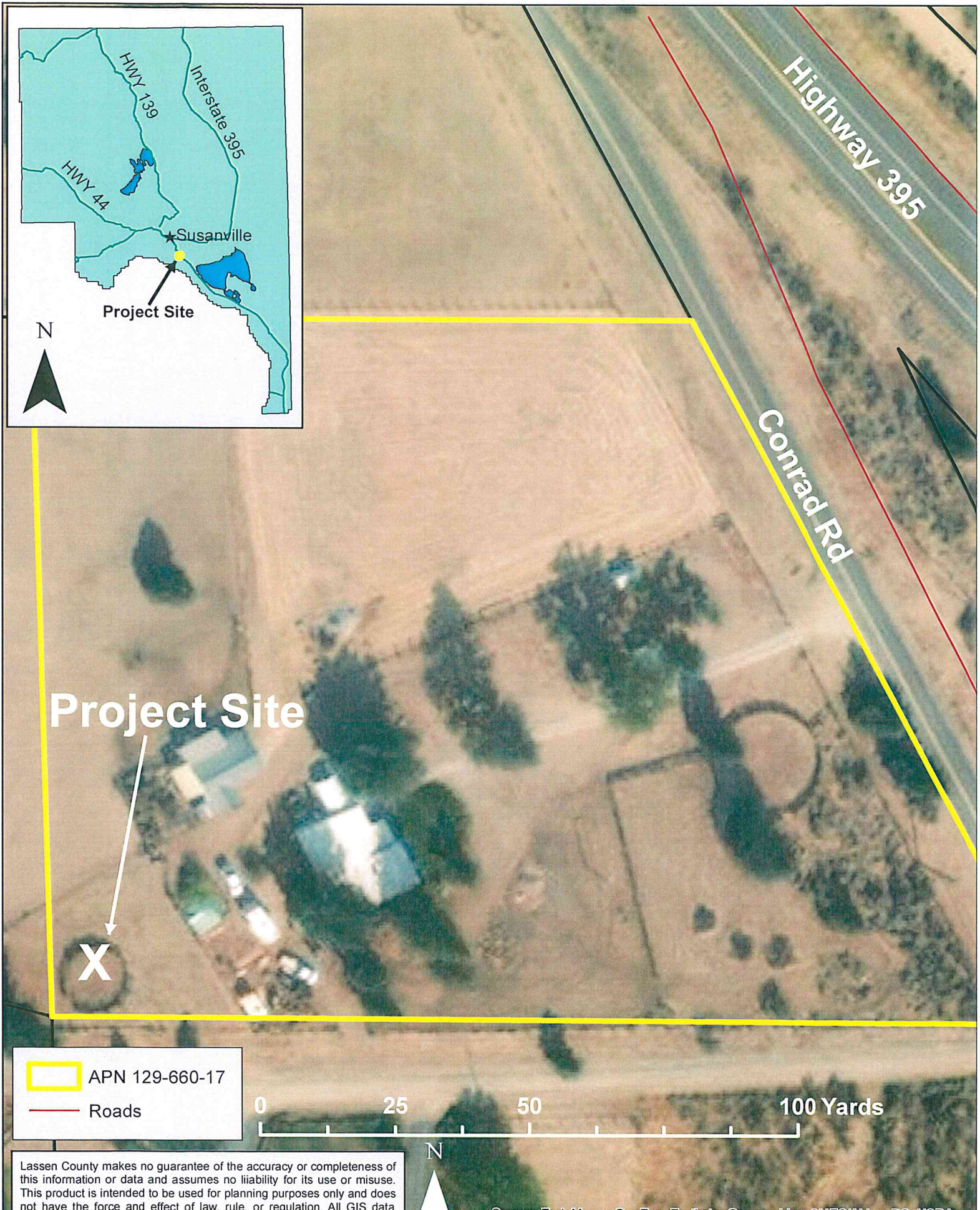
Use Permit #2021-004, Santos



assen County makes no guarantee of the accuracy or completeness of information or data and assumes no liability for its use or misuse. This product is intended to be used for planning purposes only and does not have the force and effect of law, rule, or regulation. All GIS data could be verified before it is relied upon for property or project planning.

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Use Permit #2021-004, Santos





USE PERMIT APPLICATION

RECEIVED

FILING FEE: CLASS 1 \$742; CLASS 2 \$1,350; CLASS 3 \$1,350
and ENVIRONMENTAL HEALTH FEE: \$85

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 COUNTY DEPARTMENT OF

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. 2021-004

Property Owner/s	Property Owner/s
Name: Leonard A. Santos	Name: Phyllis M Santos
Mailing Address: 465-815 Conrad rd	Mailing Address: 465-815 Conrad rd
City, ST, Zip: Janelle CA 96114	City, ST, Zip: Janelle CA 96114
Telephone: 530-253-3026 Fax:	Telephone: 530-253-3026 Fax:
Email:	Email: love.mymule@citlink.net

Applicant/Authorized Representative*	Agent (Land Surveyor/Engineer/Consultant)
Same as above: <input type="checkbox"/>	Correspondence also sent to: <input type="checkbox"/>
Name: ALONZO & AMBER NALLS	Name:
Mailing Address: 465-815 Conrad rd	Mailing Address:
City, ST, Zip: Janelle CA 96114	City, ST, Zip:
Telephone: 541-251-2647 Fax:	Telephone: Fax:
Email: analls@icloud.com	Email: License #:

Project Address or Specific Location: 465-815 Conrad rd Janelle CA 96114			
Deed Reference: Book:	Page:	Year:	Doc#:
Zoning: A-2-B-4	General Plan Designation:		
Parcel Size (acreage): 4.21	Section:	Township:	Range:

Assessor's Parcel Number(s):	129 - 660 - 17 - 11	-	-
-	-	-	-

Project Description:	632 sq foot one bedroom one bath with loft. Br a necessary dwelling unit planned to be designed to meet architectural requirements.
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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:	Phyllis M. Santos Date: 3/15/2021
Date:	Date:



USE PERMIT SECOND DWELLING SUPPLEMENT

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

FILE NO. _____

Form must be typed or printed clearly in black or blue ink. This supplement consists of three pages.

Please complete the following application supplement and attach to the Use Permit Application. Answer all questions that are related to the proposed use.

1. Proposed timeframe for the project and completion of each major phase if applicable (i.e., when structures and improvements will be completed): MARCH 2009

2. Describe surrounding land uses (e.g., residential, commercial, agricultural, etc.). Please be as specific as possible.

North: Horse pasture agricultural

South: neighbor residential

East: Current residence

West: neighbor residential

3. Describe existing structures and improvements including their square footage: 500 sq foot
one bedroom, one bathroom, living room, kitchen, loft

4. Maximum height (in feet) of existing structures: 12 feet one story

5. Maximum height of proposed Dwelling: 18-20 feet one story with a loft

6. Describe any existing structures to be removed: round corral

7. Proposed Dwelling Type: Conventional Home ☒ Manufactured Home ☐

8. If a manufactured, manufactured date: _____

*Note: Manufactured homes must have been manufactured on or after September 1, 2008, to be placed in a Fire Responsibility Area designated as a SRA (State Responsibility Area) or a LRA (Local Responsibility Area) with a "very high" fire hazard designation. If not in an SRA area or a LRA-very high, the date of manufacture can be no more than 20 years prior to the date of building permit application. (Ord. 467-AF)

Type of foundation: Pier set ☐ Permanent ☐ Other ☐

9. Proposed Dwelling Dimensions: _____ Proposed Dwelling Area (sq. ft): _____

10. Will the project include or result in grading, including anticipated grading at project buildout?

☐ Yes

☒ No

If yes, approximate total surface area to be disturbed by site grading:
_____ sq. ft. or _____ acres

Quantity of cut: _____ cubic yards Quantity of fill: _____ cubic yards

11. Percentage of site to be covered by impervious surfaces (e.g., roads, driveways, and structures), including estimated impervious surfaces at project buildout: 500 sq ft.

Number of proposed parking spaces: 2

(Parking requirements are found at chapter 18.104 of the Lassen County Code.)

Describe surfacing of parking area: dirt

12. Describe proposed exterior lighting, including location (attach lighting diagram if applicable):

only a porch light

13. Please attach a detailed plot plan, drawn to scale, showing all existing and proposed improvements.

14. Please indicate how the following services will be provided to serve the project, including name of the service provider:

Electricity: LMLD

Underground ☐ Overhead ☒

Telephone: none

Underground ☐ Overhead ☐

Water Supply: Existing Well ☒ New Well(s) ☐

Community Water ☐

Other ☐ _____

Number of dwellings/structures currently served by existing well: one

Sewage Disposal: Individual Septic System ☐ Community Sewer ☐ Shared Septic System ☒

If individual septic systems are proposed, has soil testing been performed to determine soil suitability? ☐ Yes ☐ No If yes, please attach

Solid Waste Disposal: _____

LP/Natural Gas: _____

If an extension of utility lines is necessary, indicate which services and the distance of the extension: _____

15. Please provide the names of the following districts, if applicable:

High School: Lassen High

Elementary School: Janesville Elementary

Fire Protection: Janesville Fire Dept.

Community Services District: _____

Water: —

Sewer: _____

Other: _____

16. List all county, state, regional or federal agencies from which a permit or approval is or may be required, including type of permit required: _____

US Hwy 395

Conrad Rd

$453.56' = 151.2 \text{ yds}$

well

well

$356.39' = 118.8 \text{ yds}$

septic

House

Barn

#129-660-17-11

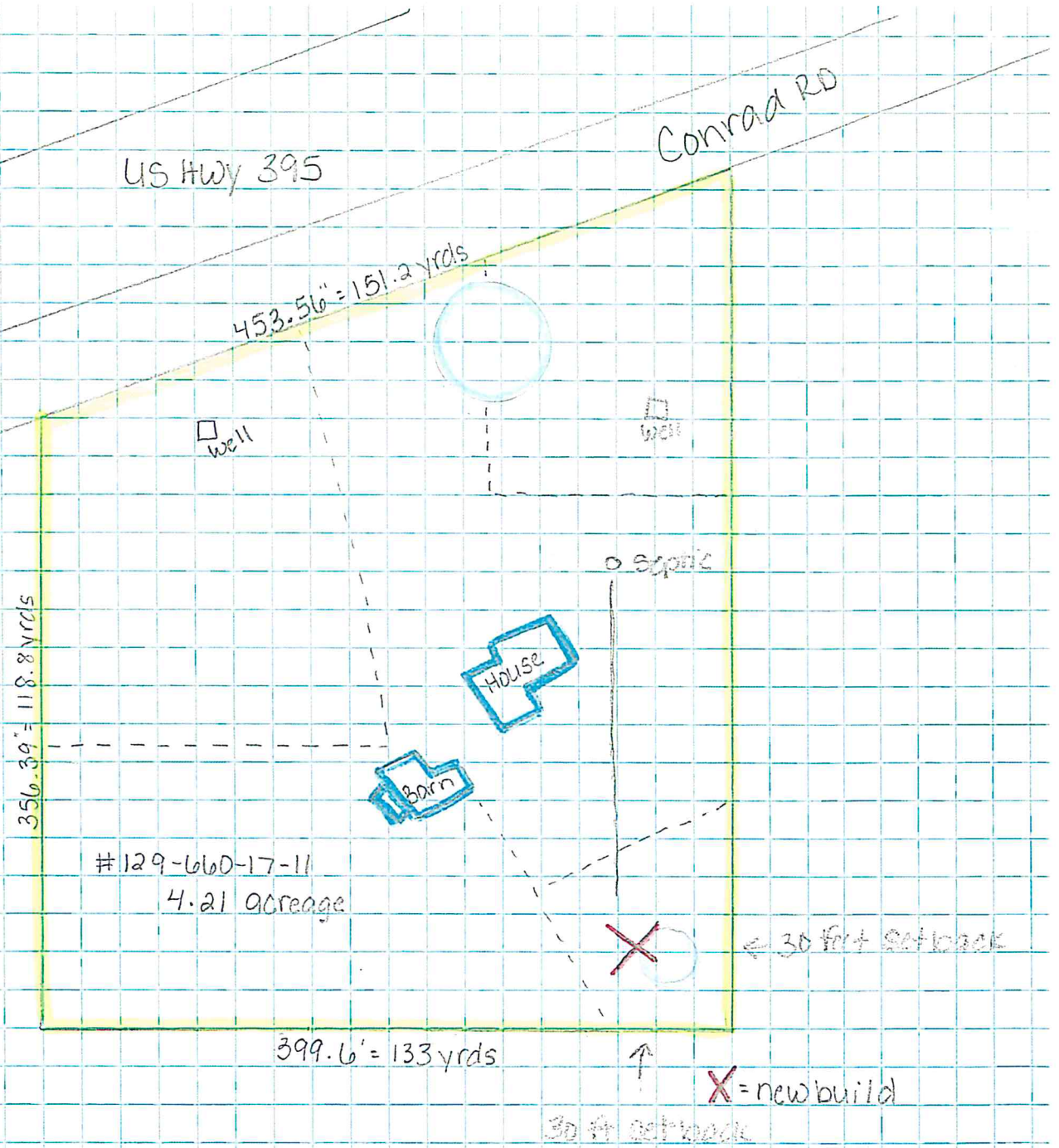
4.21 acreage

$399.6' = 133 \text{ yds}$

← 30 feet setback

X = new build

30 ft setback



Book 16 Pg 824
83

2608.58'

1304.27'

2608.58'

1304.27'

1303.14'

472.21'

356.39'

← 128.84' →

End 1/2" P.
S 34° 00' E 182'

U.S.

Hwy.

No. 395

453.56'

COUNTY

PARCEL B
4.21 AC

129-520-52

1334do





