

TABLE OF CONTENTS

PLANNING COMMISSION MEETING June 1, 2021

FILE NUMBER: PM #2021-002
PROPERTY OWNER: Stephen and Shannon Miller
TYPE OF APPLICATION: Parcel Map

Staff Report.....	001
Draft Resolutions	006
Memos from the May 6, 2021, Technical Advisory Committee meeting	013
Vicinity Map	027
Applications and Related Materials (including Tentative Map).....	028

LASSEN COUNTY PLANNING COMMISSION
STAFF REPORT
June 1, 2021

FILE NUMBER: Parcel Map #2021-002, Miller
APPLICANT: Stephen and Shannon Miller
TYPE OF APPLICATION: Parcel Map
GENERAL LOCATION: The subject parcel is located approximately 5 miles east of the intersection of U.S. Highway 395 and Sunnyside Road at 713-665 Byers Pass Road in Janesville, CA.
ASSESSOR'S PARCEL NUMBER: 129-450-014
ZONING: A-2-B-4 (Agricultural Residential District, 4-Acre Building Site Combining District)
GENERAL PLAN: "Rural Residential" in the *Janesville Planning Area, 1993* and *Lassen County General Plan, 2000*
APPEAL BODY: Board of Supervisors, Lassen County Code Section 16.20.100. Appeal Period: within 10 days of Planning Commission decision
ENVIRONMENTAL DOCUMENT: Not subject to further CEQA review pursuant to Section 15183 of the CEQA Guidelines
ASSIGNED STAFF: Stefano Richichi, Senior Planner

AUTHORITY FOR APPLICATION:

Subdivision Map Act, Government Code Section 66410 et seq. established regulations.
Parcel Map Provision, Lassen County Code Section 16.20 et seq. established regulations.

REGULATING AGENCIES:

<u>Agency</u>	<u>Identified Permits/Approvals</u>
Planning Commission	Parcel Map Approval

PROJECT DESCRIPTION: Proposal to divide a 10-acre parcel into two parcels: Proposed Parcels 1 and 2 would each be 5 acres in size.

PROJECT SITE CHARACTERISTICS: The subject parcel is located approximately 5 miles east of the intersection of U.S. Highway 395 and Sunnyside Road at 713-665 Byers Pass Road in Janesville, CA 96114. Existing improvements on site include a single-family residence, accessory structures, a septic system, and a well, all on Resultant Parcel 1. Resultant Parcel 2 is undeveloped. The subject parcel is not within the 100-year flood zone as described by the Federal Emergency Management Agency (FEMA).

ACCESS/REQUIREMENTS: Access is by way of Byers Pass Road. The Director of Public Works has determined that the applicant must obtain encroachment permits from the Department of Public Works for ingress/egress onto Wingfield Road and Elysian Valley Road prior to any development or access.

SURROUNDING PROPERTY CHARACTERISTICS AND ZONING: Parcels in the vicinity consist of agricultural residential parcels to the north, west, and south, and land managed by the Bureau of Land Management to the east:

	Zoning	Parcel Size (acres)	Land Use Designation <i>(Janesville Planning Area, 1993 and Lassen County General Plan, 2000)</i>
North	A-2-B-4	8.1	“Rural Residential”
East	O-S	201.4	“Open Space”
South	A-2-B-4	10	“Rural Residential”
West	A-2-B-4	10.33	“Rural Residential”

GENERAL PLAN: The subject parcel is designated “Rural Residential” in the *Janesville Planning Area, 1993* and *Lassen County General Plan, 2000*. Said designations is described 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.

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).

The proposed parcel map is consistent with the definition and density limits of the “Rural Residential” land use designation as found in the *Janesville Planning Area, 1993* and *Lassen County General Plan, 2000*.

LOCAL GOVERNMENTAL SERVICES:

- Fire protection is provided by the Janesville Fire Protection District
- Police protection is provided by the Lassen County Sheriff’s Department
- School service is provided by the Janesville Union School District

LASSEN COUNTY CODE: Lassen County Code Chapter 16.20 et seq. sets forth standards relating to the Planning Commission’s approval or denial of parcel map applications. Selected sections of Chapter 16.20 read as follows:

16.20.060 Planning commission action—Notice of public hearings.

... The planning commission shall approve, conditionally approve or deny the tentative map and shall report its decision to the board of supervisors and the subdivider within fifty days after the tentative map has been accepted for filing. If an environmental impact report is prepared, the decision shall be made within forty-five days after certification of the environmental impact report. (Ord. 475 § 1(16.05.161), 1985).

16.20.070 Planning commission action—Approval.

In approving or conditionally approving the tentative map, the planning commission, acting in the capacity of the advisory agency, shall find that the proposed parcel map, together with its provisions for its design and improvements, is consistent with applicable general or specific plans adopted by Lassen County.

The planning commission may modify or delete any of the conditions of approval recommended in the technical advisory committee report, except conditions required by county ordinance. The planning commission may add additional requirements as a condition of its approval.

If no action is taken by the planning commission within the time limit as specified, the tentative map as filed shall be deemed to be approved, insofar as it complies with other applicable provisions of the Subdivision Map Act, this chapter or other county ordinances, and it shall be the duty of the county clerk to certify the approval. (Ord. 475 § 1(16.05.162), 1985).

16.20.080 Planning commission action—Denial.

The tentative map may be denied by the planning commission 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. (Ord. 475 § 1(16.05.163), 1985).

Furthermore, Lassen County Code Section 16.08.212 sets forth fencing requirements in certain agricultural zones as follows:

16.08.212 Fencing requirements in certain agricultural zones.

(a) The applicant shall be required to construct perimeter fencing in the event a proposed subdivision of any lands which are adjacent to an agricultural zone would result in parcels less than twenty acres in size. The applicant shall either construct a perimeter fence around the perimeter of the project area or construct the linear equivalent of such fence along the boundary of the adjacent agricultural zone with permission of affected property owners, at the applicant's option upon approval of the planning department.

(b) For the purpose of this section the following definitions will govern:

(1) The term "agricultural zone" includes EA, UC, UC-2, TPZ, A-3 and OS.

(2) A perimeter fence shall consist of not less than:

(A) Four tightly stretched wires with a top wire height of forty-eight inches, equally spaced middle wires, and a smooth bottom wire no lower than eighteen inches off the ground;

(B) A post shall be placed every sixteen feet in distance along the fence;

(C) A double seven-foot "H" brace shall be constructed every quarter mile and on all corners and changes of fence angles;

(D) Gates shall be provided no more than one-half mile apart and at corners and where fence crosses roads which are not improved with cattleguards. Gates shall conform to Forest Service type specifications;

(E) Where an existing fence meets or exceeds the above specifications it will be accepted under this section with the written approval of the adjacent agricultural landowners.

(c) The applicant will be required to install cattle guards where project access roads cross boundaries between agricultural zoning districts and nonagricultural zoning districts when the perimeter of the nonagricultural district has been completely fenced. Construction shall conform to Forest Service specifications for cattle guards.

(d) The board of supervisors may consider appeals to the requirements for fencing in subsections (b) (2) and (c) of this section in the event the applicant is joined in such appeal by owners of two-thirds of property within agricultural zones within a two-mile radius of subject area, but not less than fifty percent in number of all land owners.

(e) This chapter shall be inapplicable in the event that a perimeter fence, with all required cattleguards exists around the entire perimeter of the nonagricultural zoning district in which the proposed development is to occur, including all adjacent nonagricultural zoned areas. (Ord. 492 § 1, 1989).

The applicant is proposing a subdivision of land next to an agricultural zone that would result in parcels less than 20 acres in size. Specifically, land immediately east of the subject parcel managed by the Bureau of Land Management is zoned O-S (Open Space District).

For this reason, the Technical Advisory Committee is recommending the following condition:

The applicant shall either construct a perimeter fence around the perimeter of the project area or construct the linear equivalent of such fence along the boundary of the adjacent agricultural zone with permission of affected property owners, at the applicant's option upon approval of the planning department. The perimeter fence shall consist of not less than:

- (A) Four tightly stretched wires with a top wire height of forty-eight inches, equally spaced middle wires, and a smooth bottom wire no lower than eighteen inches off the ground;*
- (B) A post shall be placed every sixteen feet in distance along the fence;*
- (C) A double seven-foot "H" brace shall be constructed every quarter mile and on all corners and changes of fence angles;*
- (D) Gates shall be provided no more than one-half mile apart and at corners and where fence crosses roads which are not improved with cattleguards. Gates shall conform to Forest Service type specifications;*
- (E) Where an existing fence meets or exceeds the above specifications it will be accepted under this section with the written approval of the adjacent agricultural landowners.*

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 May 6, 2021, for further discussion.

FINDINGS and/or RECOMMENDATIONS BY TAC: The Technical Advisory Committee (TAC) met on May 6, 2021, 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.

RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION APPROVING
PARCEL MAP APPLICATION #2021-002, MILLER

WHEREAS, the Planning Commission of Lassen County, after due notice, and a public hearing conducted June 1, 2021, has considered Parcel Map Application #2021-002, Miller, proposing divide a 10-acre parcel into two parcels: Proposed Parcels 1 and 2 would each be 5 acres in size; 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 is 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-4 zoning district.
3. The Planning Commission hereby concurs with the Environmental Review Officer that the proposed parcel map is 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 #2021-002, Miller.
5. The Planning Commission hereby approves Parcel Map #2021-002 Miller, subject to the conditions set forth in Exhibit "A" attached hereto.

RESOLUTION NO. _____

Page 2 of 5

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the first day of June 2021, 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 #2021-002

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 March 4, 2021 for Parcel Map No. 2021-002.
3. Owner shall offer for dedication to the County of Lassen an easement for public road and public utility purposes over that portion of Byers Pass Road, County Road No. 210, which falls within the project boundaries, lying thirty (30) feet on each side of the centerline of said Byers Pass Road, specifically within the East 1/2 of the North 1/2 of the East 1/2 of Lot 1 of the NW 1/4 of Section 2, Township 28 North, Range 13 East, Mount Diablo Base and Meridian.
4. Owner shall cause a field survey of the property shown on the tentative parcel map submitted for Parcel Map No. 2021-002 to be completed in accordance with Section 66448 of the Subdivision Map Act and Section 16.20.160 of the Lassen County Code.
5. In accordance with Section 66411.1 of the Subdivision Map Act, if the applicant requests a deferral for the construction of any on or off-site improvements required by the conditional approval of the tentative parcel map submitted for Parcel Map No. 2021-002, the parcel map shall contain a note stating the construction of improvements required by the conditional approval of the tentative parcel map submitted for Parcel Map No. 2021-002 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 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. 2021-002 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 Article 3, Parcel Maps, Sections 66444-66450 of the Subdivision Map Act and Lassen County Code, Chapter 16.20, Sections 16.20.170 and 16.20.180, to the Lassen County Surveyor for review and approval. The parcel map shall reference and show all easements of record, or any created or offered for dedication, including those shown on the tentative parcel map for Parcel Map No. 2021-002, 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. 2021-002.

- (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, GLO Maps and field notes) used to prepare the parcel map.
 - (d) Copies of other maps, documents and data used to prepare the parcel map if unavailable in the Lassen County Surveyor's Office.
 - (e) All fees required for this review.
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. 2021-002 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)(A)(B) of the Lassen County Code.
 10. Prior to recordation of Parcel Map No. 2021-002, evidence shall be provided to the Lassen County Surveyor's Office which demonstrates that the Lassen County Tax Collector is satisfied that all current and delinquent property taxes have been paid, including funds deposited that are equivalent to all estimated taxes which have become a lien not yet due or payable, for all parcels involved in the proposed land division.
 11. 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.
 12. All utility connections must be placed underground unless otherwise approved by the Planning Commission or Board of Supervisors.
 13. The applicant shall either construct a perimeter fence around the perimeter of the project area or construct the linear equivalent of such fence along the boundary of the adjacent agricultural zone with permission of affected property owners, at the applicant's option

upon approval of the planning department. The perimeter fence shall consist of not less than:

- (A) Four tightly stretched wires with a top wire height of forty-eight inches, equally spaced middle wires, and a smooth bottom wire no lower than eighteen inches off the ground;
- (B) A post shall be placed every sixteen feet in distance along the fence;
- (C) A double seven-foot "H" brace shall be constructed every quarter mile and on all corners and changes of fence angles;
- (D) Gates shall be provided no more than one-half mile apart and at corners and where fence crosses roads which are not improved with cattleguards. Gates shall conform to Forest Service type specifications;
- (E) Where an existing fence meets or exceeds the above specifications it will be accepted under this section with the written approval of the adjacent agricultural landowners.

14. The applicant shall secure any necessary encroachment permits from the Department of Public Works.

RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY PLANNING DISAPPROVING PARCEL MAP APPLICATION #2021-002, MILLER

WHEREAS, the Planning Commission of Lassen County, after due notice, and a public hearing conducted June 1, 2021, has considered Parcel Map Application #2021-002, Miller, proposing divide a 10-acre parcel into two parcels: Proposed Parcels 1 and 2 would each be 5 acres in size; 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 disapproves Parcel Map #2021-002, Miller.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the first day of June 2021, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

Chairman
Lassen County Planning Commission

ATTEST:

Maurice L. Anderson, Secretary
Lassen County Planning Commission

TECHNICAL ADVISORY COMMITTEE
RECOMMENDED FINDINGS AND CONDITIONS
May 6, 2021
Parcel Map File #2021-002, Miller

Parcel Maps:

- County Planning Director
- County Public Works Director (present, no findings or conditions)
- County Surveyor
- County Sanitarian (present, no findings or conditions)
- County Fire Warden
- County Assessor (present, no findings or conditions)



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

Zoning & Building
Inspection Requests
Phone: 530 257-5263

FROM: Maurice L. Anderson, Director

RE: Parcel Map #2021-002, Miller

Project Description

PARCEL MAP #2021-002, Miller. Proposal to divide a 10-acre parcel into two parcels: Proposed Parcels 1 and 2 would each be 5 acres in size. The subject parcel is zoned A-2-B-4 (Agricultural Residential District, 4-Acre Building Site Combining District) and has a "Rural Residential" land use designation in the Janesville Planning Area, 1993 and Lassen County General Plan, 2000. The subject parcel is located approximately 5 miles east of the intersection of U.S. Highway 395 and Sunnyside Road at 713-665 Byers Pass Road in Janesville, CA 96114. APN: 129-450-014. Staff Contact: Stefano Richichi, Senior Planner

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

- 1. The subject parcel is zoned A-2-B-4 (Agricultural Residential District, 4-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 10-acre parcel into two parcels: Proposed Parcels 1 and 2 would each be 5 acres in size.
4. 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-4 zoning district requires either a minimum or average 4-acre parcel size.
5. Existing improvements on site include a single-family residence, accessory structures, a septic system, and a well. If the subject parcel map application were approved, said improvements would all be on one of the resultant parcels.
6. The subject parcel is not within the 100-year flood zone as described by the Federal Emergency Management Agency (FEMA).

7. A parcel map meets the definition of a “subdivision” pursuant to Lassen County Code Section 16.08.180.

8. Lassen County Code Section 16.32.050 states:

Certain areas of the county have been identified by the county zoning title (Title 18 of this code) as being appropriate for residential and agricultural-residential development, which are not presently served by paved county-maintained access routes.

In an effort to increase safe and adequate access opportunities for residents of the county who reside in established or designated residential or agricultural-residential areas, the board of supervisors has established the following policies:

(1) Existing and future paved county-maintained roads will be maintained in a reasonable manner by the county.

(2) 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. (Ord. 475A § 2, 1991).

9. The portion of Byers Pass Road that provides access to the project site is an unpaved (gravel/dirt) county-maintained road.

10. 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.

11. 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.

12. Relevant policies from the Circulation Element of the *Lassen County General Plan, 2000*, include:

- *CE-7 POLICY: In order to promote higher standards of access and road maintenance to residential areas, the County will encourage that access roads serving residential*

development be built to County standards and offered for acceptance into the County maintained system. Unless the County accepts the roads into its maintained system, new residential development projects shall be required to provide for the future maintenance of their roads through assessment districts or other practical and effective methods.

- *CE-8 POLICY: No new roads should be accepted into the County road system unless those roads have been constructed to a paved standard appropriate for the classification of the road being offered for dedication for public use.*

13. However, the Director of Public Works has determined that to require the subdivider to participate in the paving of Byers Pass Road would not be appropriate.

14. In addition, other goals, policies, and implementation measures from the Circulation Element of the *Lassen County General Plan, 2000*, inform the project as well:

- *GOAL C-1: A comprehensive, efficient and safe transportation system to serve the needs of County residents and to stimulate the economic progress of Lassen County.*
- *CE-9 POLICY: The County should encourage and assist homeowner associations and other non-public entities to develop funding mechanisms (e.g., assessment district, etc.) to insure that private roads within their organizational responsibility will be adequately maintained.*
- *Implementation Measure CE-B: Subdivision and planned unit development ordinances and project approvals will, when applicable, contain provisions to insure the success of proposed homeowner and other associations to adequately maintain private roads serving residential areas.*
- *CE 12 POLICY: No public highway or roadway should be allowed to fall or exist for a substantial amount of time at or below a Level of Service rating of 'E' (i.e., road at or near capacity; reduced speeds; extremely difficult to maneuver; some stoppages).*
- *Implementation Measure CE-E: The County shall consider the acquisition of needed right-of-way dedications with the approval of subdivisions, use permits, and other discretionary actions.*

15. In spite of the above policies from the general plan, a road maintenance agreement is not warranted for this project because both proposed parcels have access from Byers Pass Road, a County-maintained road.

16. Lassen County Code Section 16.32.060(6) 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.

17. 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.
18. 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.
19. 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.
20. Lassen County Code Section 16.08.212 sets forth fencing requirements in certain agricultural zones as follows:

16.08.212 Fencing requirements in certain agricultural zones.

(a) The applicant shall be required to construct perimeter fencing in the event a proposed subdivision of any lands which are adjacent to an agricultural zone would result in parcels less than twenty acres in size. The applicant shall either construct a perimeter fence around the perimeter of the project area or construct the linear equivalent of such fence along the boundary of the adjacent agricultural zone with permission of affected property owners, at the applicant's option upon approval of the planning department.

(b) For the purpose of this section the following definitions will govern:

(1) The term "agricultural zone" includes EA, UC, UC-2, TPZ, A-3 and OS.

(2) A perimeter fence shall consist of not less than:

(A) Four tightly stretched wires with a top wire height of forty-eight inches, equally spaced middle wires, and a smooth bottom wire no lower than eighteen inches off the ground;

- (B) *A post shall be placed every sixteen feet in distance along the fence;*
- (C) *A double seven-foot "H" brace shall be constructed every quarter mile and on all corners and changes of fence angles;*
- (D) *Gates shall be provided no more than one-half mile apart and at corners and where fence crosses roads which are not improved with cattleguards. Gates shall conform to Forest Service type specifications;*
- (E) *Where an existing fence meets or exceeds the above specifications it will be accepted under this section with the written approval of the adjacent agricultural landowners.*
- (c) *The applicant will be required to install cattle guards where project access roads cross boundaries between agricultural zoning districts and nonagricultural zoning districts when the perimeter of the nonagricultural district has been completely fenced. Construction shall conform to Forest Service specifications for cattle guards.*
- (d) *The board of supervisors may consider appeals to the requirements for fencing in subsections (b) (2) and (c) of this section in the event the applicant is joined in such appeal by owners of two-thirds of property within agricultural zones within a two-mile radius of subject area, but not less than fifty percent in number of all land owners.*
- (e) *This chapter shall be inapplicable in the event that a perimeter fence, with all required cattleguards exists around the entire perimeter of the nonagricultural zoning district in which the proposed development is to occur, including all adjacent nonagricultural zoned areas. (Ord. 492 § 1, 1989).*
21. The applicant is proposing a subdivision of land next to an agricultural zone that would result in parcels less than 20 acres in size. Specifically, land immediately east of the subject parcel managed by the Bureau of Land Management is zoned O-S (Open Space District).
22. Lassen County Code Chapter 16.20 et seq. establishes the regulations regarding approval of tentative parcel maps.
23. According to Lassen County Code Section 16.20.070, the Planning Commission may approve the tentative map if it finds that the parcel map, together with its provision for its design and improvements, is consistent with the applicable general or specific plans adopted by Lassen County
24. Said section also states that the Planning Commission may modify or delete any of the conditions of approval recommended in the technical advisory committee report, *except conditions required by county ordinance*. The Planning Commission may add additional requirements as a condition of its approval.

25. 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.*

26. The *Lassen County General Plan, 2000* relates the following goals and policy 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.*

27. 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.

28. 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.).

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

30. 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.*
- ***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.

31. 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.

32. The Environmental Review Officer has found that this project is not subject to further environmental review under Section 15183 of the 2021 CEQA Guidelines.

33. Section 15183(a) of the CEQA Guidelines states:

CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

34. Section 15183(d) of the CEQA Guidelines states: This section shall apply only to projects which meet the following conditions:

1. The project is consistent with:
 - (A) A community plan adopted as part of a general plan,
 - (B) A zoning action which zoned or designated the parcel on which the project would be located to accommodate a particular density of development, or
 - (C) A general plan of a local agency, and
2. An EIR was certified by the lead agency for the zoning action, the community plan, or the general plan.

35. The *Lassen County General Plan, 2000*, sets forth a density of 3 to 20 acres per parcel for the “Rural Residential” land use designation. The proposed parcel map application proposes two five-acre parcels.

36. The densities proposed for the parcels to be created by this parcel map application are consistent with the densities set forth by the *Lassen County General Plan, 2000*, for the “Rural Residential” land use designation. Furthermore, an EIR was adopted for the Lassen County General Plan. Therefore, Section 15183, as described above, applies to the project, and so the project is not subject to further environmental review.

37. Lastly, given the small size of the proposed parcels, as well as the fact that the Byers Pass Road area of Janesville is already very developed, the project will not have any project-specific or site-specific impacts to the environment in such a way that will cause a significant effect.

38. The project does not propose any construction other than residential construction at this time, which is allowed by right in the A-2 zoning district. Future construction must comply with Title 18 of the Lassen County Code.

The Planning Division of Lassen County Planning and Building Services Department recommends the following conditions be placed on the project if approved. Additional conditions may be implemented on account of the environmental review process.

1. 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.

2. All utility connections must be placed underground unless otherwise approved by the Planning Commission or Board of Supervisors.
3. The applicant shall either construct a perimeter fence around the perimeter of the project area or construct the linear equivalent of such fence along the boundary of the adjacent agricultural zone with permission of affected property owners, at the applicant's option upon approval of the planning department. The perimeter fence shall consist of not less than:
 - (A) Four tightly stretched wires with a top wire height of forty-eight inches, equally spaced middle wires, and a smooth bottom wire no lower than eighteen inches off the ground;
 - (B) A post shall be placed every sixteen feet in distance along the fence;
 - (C) A double seven-foot "H" brace shall be constructed every quarter mile and on all corners and changes of fence angles;
 - (D) Gates shall be provided no more than one-half mile apart and at corners and where fence crosses roads which are not improved with cattleguards. Gates shall conform to Forest Service type specifications;
 - (E) Where an existing fence meets or exceeds the above specifications it will be accepted under this section with the written approval of the adjacent agricultural landowners.

MLA:smr



County of Lassen
Department of Planning and Building Services

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

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

April 8, 2021

Zoning & Building
Inspection Requests
Phone: 530 257-5263

TO: Technical Advisory Committee
Agenda Date: May 6, 2021
FROM: Don Willis, Lassen County Surveyor
RE: Parcel Map No. 2021-002 – Stephen and Shannon Miller.
Assessor’s Parcel Number: 129-450-14.

LASSEN COUNTY SURVEYOR FINDS AS FOLLOWS:

- 1. The parcel to be considered as shown on the tentative parcel map submitted on March 4, 2021 with application for Parcel Map No. 2021-002 is owned by Stephen R. Miller and Shannon L. Miller, husband and wife as joint tenants, per a Grant Deed recorded on March 20, 2000 as Document No. 2000-01643 of the Official Records of Lassen County, California.
2. The legal description shown in the vesting deed in Findings Item Number One above describes the property as “the E1/2 of the N1/2 of the E1/2 of Lot 1 of the NW1/4” (a 10 acre parcel) of Section 2, Township 28 North, Range 13 East, Mount Diablo Base and Meridian. This parcel is further known as Assessor’s Parcel Number 129-450-14.
3. The underlying legal parcel of the subject property described in Findings Item Number Two above was originally created as a result of a Grant Deed that was recorded on December 29, 1971 in Book 250, Page 700, of the Official Records of Lassen County. Prior to this, the parcel had been described as the “N1/2 of the E1/2 of Lot 1 of the NW1/4” (a 20 acre parcel) of said Section 2 as shown in a Grant Deed recorded on December 28, 1971 in Book 250, Page 665, of the Official Records of Lassen County. This division of land would have been allowable and in accordance with the provisions of the Subdivision Map Act and local ordinances because a parcel map was not required to be filed prior to March 4, 1972.
4. Permits have been issued for the subject parcel by the Lassen County Building Department. This constitutes “real property which has been approved for development” per Section 66499.34 of the California Subdivision Map Act and would allow the owners of the real property to receive a Certificate of Compliance for the parcel from the local agency if requested.

5. The tentative parcel map submitted for Parcel Map No. 2021-002 shows the proposed division will create two 5 acre parcels from an existing 10 acre parcel.
6. The tentative parcel map submitted for Parcel Map No. 2021-002 shows access to the subject property by way of Byers Pass Road, County Road No. 210, which is in the Lassen County maintained road system. This County maintained road would traverse through and provide legal access to both proposed parcels. The most northerly proposed parcel will also abut and have access from Mariah Way, which is a privately maintained road that is not in the County maintained road system.
7. The tentative map that was submitted for Parcel Map No. 2021-002 does not indicate an existing right-of-way width for Byers Pass Road. Several record parcel maps (20 Maps 77 and 10 Maps 81) for properties southerly of the subject parcel show a right-of-way width of 50 feet. The current Assessor's Parcel Map (129-45) also indicates a width of 50 feet, as labeled southeasterly of the subject parcel.
8. 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.
9. The requirements for the subdivision of land in Lassen County are established by Lassen County Code Title 16, Subdivisions.
10. 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. 2021-002 (STEPHEN AND SHANNON
MILLER):**

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 March 4, 2021 for Parcel Map No. 2021-002.
3. Owner shall offer for dedication to the County of Lassen an easement for public road and public utility purposes over that portion of Byers Pass Road, County Road No. 210, which falls within the project boundaries, lying thirty (30) feet on

each side of the centerline of said Byers Pass Road, specifically within the East 1/2 of the North 1/2 of the East 1/2 of Lot 1 of the NW 1/4 of Section 2, Township 28 North, Range 13 East, Mount Diablo Base and Meridian.

4. Owner shall cause a field survey of the property shown on the tentative parcel map submitted for Parcel Map No. 2021-002 to be completed in accordance with Section 66448 of the Subdivision Map Act and Section 16.20.160 of the Lassen County Code.
5. In accordance with Section 66411.1 of the Subdivision Map Act, if the applicant requests a deferral for the construction of any on or off-site improvements required by the conditional approval of the tentative parcel map submitted for Parcel Map No. 2021-002, the parcel map shall contain a note stating the construction of improvements required by the conditional approval of the tentative parcel map submitted for Parcel Map No. 2021-002 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 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. 2021-002 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 Article 3, Parcel Maps, Sections 66444-66450 of the Subdivision Map Act and Lassen County Code; Chapter 16.20, Sections 16.20.170 and 16.20.180, to the Lassen County Surveyor for review and approval. The parcel map shall reference and show all easements of record, or any created or offered for dedication, including those shown on the tentative parcel map for Parcel Map No. 2021-002, 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. 2021-002.
 - (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, GLO Maps and field notes) used to prepare the parcel map.

- (d) Copies of other maps, documents and data used to prepare the parcel map if unavailable in the Lassen County Surveyor's Office.
 - (e) All fees required for this review.
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. 2021-002 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)(A)(B) of the Lassen County Code.
10. Prior to recordation of Parcel Map No. 2021-002, evidence shall be provided to the Lassen County Surveyor's Office which demonstrates that the Lassen County Tax Collector is satisfied that all current and delinquent property taxes have been paid, including funds deposited that are equivalent to all estimated taxes which have become a lien not yet due or payable, for all parcels involved in the proposed land division.

Respectfully submitted,



Don Willis, L.S. 7742
Lassen County Surveyor

Parcel Map #2021-002, Miller



 Subject Parcel (APN 129-150-14)

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

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



TENTATIVE PARCEL MAP/SUBDIVISION APPLICATION

FILING FEE: \$1,600 PARCEL MAP; \$1,750 AND \$56 PER LOT SUBDIVISION and

ENVIRONMENTAL HEALTH FEE: \$85 per parcel

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. Only attach additional sheets if necessary.

FILE NO. PM2021-002

Property Owner/s	Property Owner/s
Name: <u>Stephen R. Miller</u>	Name: <u>Shannon L. Miller</u>
Mailing Address: <u>713-665 Byers Pass Road</u>	Mailing Address: <u>713-665 Byers Pass Road</u>
City, ST, Zip: <u>Janesville CA 96114</u>	City, ST, Zip: <u>Janesville CA 96114</u>
Telephone: <u>530 250 5917</u> Fax:	Telephone: <u>530 251-6957</u> Fax:
Email: <u>eliteist250@gmail.com</u>	Email: <u>eliteist250@gmail.com</u>

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:	License #:

Project Address or Specific Location:	
Deed Reference: Book: _____ Page: _____	Year: <u>2000</u> Doc#: <u>01643</u>
Zoning: <u>Residential</u>	General Plan Designation:
Parcel Size (acreage): <u>10 Acres</u>	Section: <u>2</u> Township: <u>28 North</u> Range: <u>13 East</u>

Assessor's Parcel Number(s): <u>129 -450- 14</u>	- -	MAR 04 2021
--------------------------------------------------	-----	-------------

Subdivision (5 or more parcels created)

Number of Parcels: _____ Parcel Size Range: _____ (acres or square feet). Use: LASSEN COUNTY DEPARTMENT OF PLANNING AND BUILDING SERVICES

Parcel Map (4 or fewer parcels created).

Parcel No. 1 Size: 5.1 (acres) or square feet). Uses: Residential single family

Parcel No. 2 Size: 5 (acres) or square feet). Uses: Residential single family

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).
<u>[Signature]</u> Date: <u>3/04/2021</u>	<u>[Signature]</u> Date: <u>3/04/2021</u>
<u>[Signature]</u> Date: <u>3/04/2021</u>	Date: _____



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 well _____

3. Method of Sewage Disposal: Public System Private System
Explain Septic Tank/Leach Lines _____

4. List All Recorded Access and Utility Easements PSRE electrical easement _____

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



Boundary Line 660' per side

Two 5 acre lots, created by dividing 10 acres in half.

Single family home 26' x 68' approx. 200' from Byers Pass Rd.

Two car garage 24' x 30' approx. 180' from Byers Pass Rd.

Quanset 24' x 24' approx. 40' from Byers Pass Rd.

Original Parcel 10 ACRES

5 acre minimum for each proposed new parcel.

Byers Pass Road approx. 18' wide

Mariah Way approx. 10' wide

(6) Well Head

Septic Tank & Leachlines

(7) Utility Easement

(8) Land slopes gently from North to South

(9) Approx. 100' per 1/2".

(10) See attached