



County of Lassen
Department of Planning and Building Services

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

November 19, 2021

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Zoning & Building
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TO: Technical Advisory Committee
Agenda Date: December 2, 2021

FROM: Maurice L. Anderson, Director

RE: **PARCEL MAP #2021-003, Eastwood /Satica.** Proposal to divide a 435-acre legal parcel into two parcels; proposed Parcel No. 1 would be 153 acres, and proposed Parcel No.2 would be 282 acres. Currently, the subject legal parcel is assigned six Assessor's Parcel Numbers (APN's) APN: 115-110-017, 053, 059, 060, 063, and 116-480-001. The existing parcel is within the following zoning Districts: E-A (Exclusive Agricultural), E-A/P.U.D (Exclusive Agricultural/Planned Unit Development), U-C (Upland Conservation), R-1-NH-14-AA-D (Residential, 14-acre Natural Habitat, Accessory Animal, Design Combining), and R-1-B-3-AA-D (Residential 3-acre Building Site, Accessory Animal, Design Combining), and has land use designations of "Rural Residential," "Planned Unit Development," "General Forest," "Agriculture," and "Estate Residential" in the *Richmond/Gold Run Area Plan, 1993*. Zoning and land use designations are generally encompassed within assigned APN's. The proposed project is exempt from the California Environmental Quality Act (CEQA) under Section 15183 of the CEQA Guidelines. The subject parcel is located at 695-820 Gold Run Road, Susanville, CA 96130, approximately 4 miles west of the Gold Run Road/Richmond Road intersection. Staff Contact: Matt May, Chief Planner

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

1. The existing parcel is within the following zoning Districts: E-A (Exclusive Agricultural), E-A/P.U.D (Exclusive Agricultural/Planned Unit Development), U-C (Upland Conservation), R-1-NH-14-AA-D (Residential, 14-acre Natural Habitat, Accessory Animal, Design Combining), and R-1-B-3-AA-D (Residential 3-acre Building Site, Accessory Animal, Design Combining).
2. The subject parcel's land use designation is "Rural Residential," "Planned Unit Development," "General Forest," "Agriculture," and "Estate Residential" in the *Richmond/Gold Run Area Plan, 1993*.
3. Proposal to divide a +435 acre parcel into two parcels: Resultant Parcel No.1 would be 153 acres and Resultant Parcel No. 2 would be 282.
4. The proposal is consistent with all area requirements found in Title 18 of the Lassen County Code.

5. Existing improvements on site include a single-family residence, two shots, barn, a septic system, and a well, all on Resultant Parcel B. Resultant Parcel A is undeveloped.
6. Developments on the subject parcel are not within the 100-year flood zone as described by the Federal Emergency Management Agency (FEMA).
7. The applicants are requesting a Final Map Waiver as noted on the transmittal form attached in this packet.
8. Access to the subject parcel, in both the existing and proposed configuration, is by Gold Run Road (which is in the county maintained road system).
9. Lassen County Code § 16.32.060(6) states that public electric and telephone facilities shall be available to each unit or lot within the subdivision.
10. 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.
11. Lassen County Code Chapter 16.20 et seq. establishes the regulations regarding approval (and denial) of tentative parcel maps.
12. The subject parcel is within the State Responsibility Area (CAL-FIRE) for fire protection.
13. The Environmental Review Officer has determined that the proposed parcel map is not subject to further environmental review under CEQA pursuant to Section 15183 of the Guidelines, which states in part:

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

Section 15183(d) goes on to state that this exemption only applies to projects which meet the following conditions:

- (1) *The project is consistent with:*

- (A) *A community plan adopted as part of a general plan,*
- (B) *A zoning action which zoned or designated the parcel on which the project would be located to accommodate a particular density of development, or*
- (C) *A general plan of a local agency, and*

(2) *An EIR was certified by the lead agency for the zoning action, the community plan, or the general plan.*

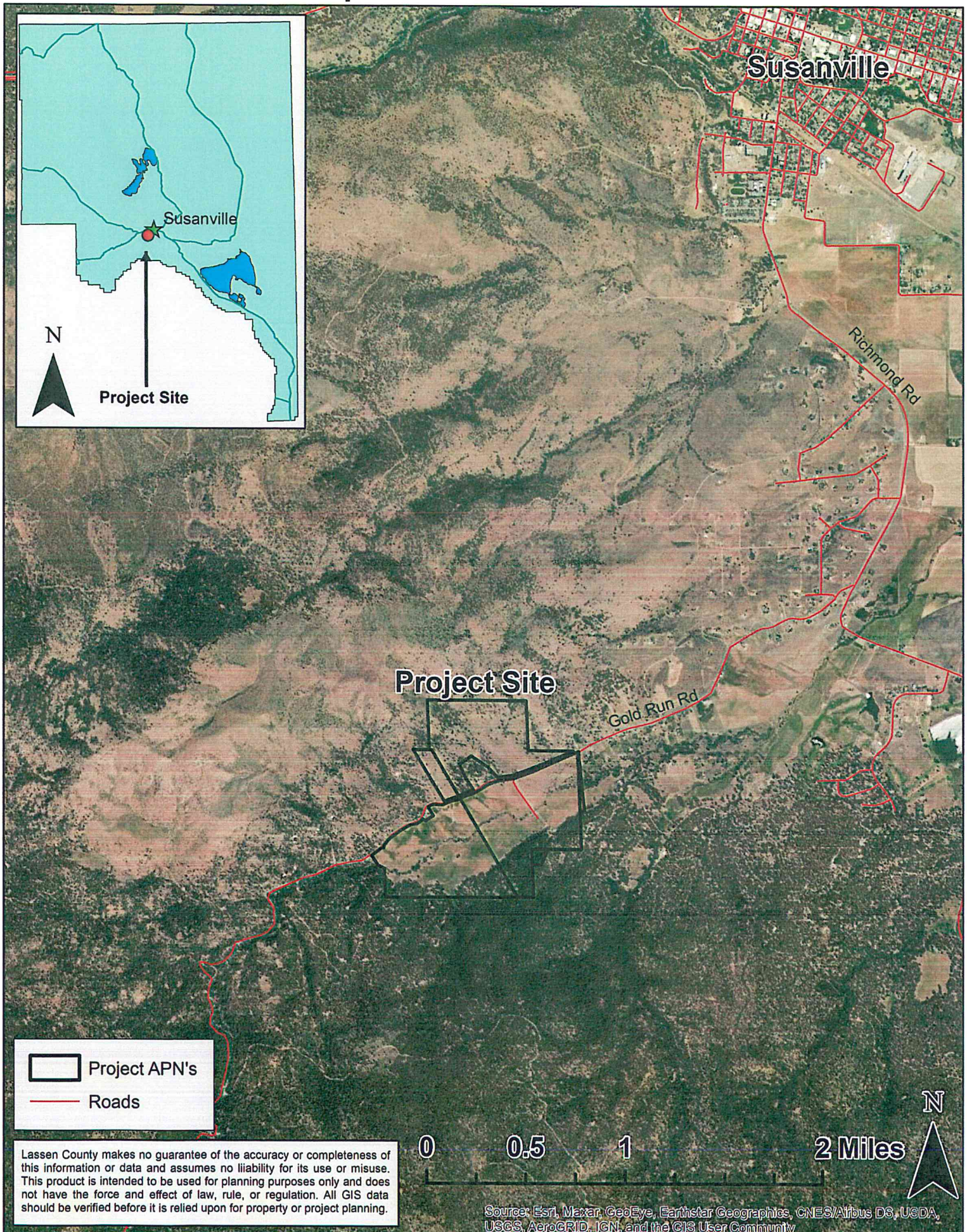
Section 15183 further defines “consistent” as meaning that the density of the proposed project is the same or less than the standard expressed for the involved parcel in the general plan, community plan or zoning action for which an EIR has been certified, and that the project complies with the density-related standards contained in that plan or zoning. Where the zoning ordinance refers to the general plan or community plan for its density standard, the project shall be consistent with the applicable plan.

14. The proposed parcel map is consistent with the land use designations (and corresponding densities) as found in the *Richmond/Gold Run Area Plan, 1993*.
15. An Environmental Impact Report (EIR) has been prepared and certified for the *Richmond/Gold Run Area Plan 1993*, and the Environmental Review Officer has determined that the proposed parcel map is consistent with said plan, and has therefore determined that the proposal is not subject to further environmental review under Section 15183 of the California Environmental Quality Act (CEQA) Guidelines.
16. The Environmental Review Officer also finds that there are no extraordinary circumstances which would preclude the use of Section 15183 of the CEQA Guidelines as an exemption.
17. The project does not propose any specific construction. Future construction must comply with Title 12 (Buildings and Construction), Title 18 (Zoning), and Chapter 9.16 (Fire Hazards) 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.

1. In the event that any archaeological or cultural resources are discovered during construction or any ground disturbing activities in association with this project, such work is to be halted in the immediate area of the discovery until a qualified archaeologist, who shall be retained at the project proponent’s expense, is consulted to assess the find’s significance and recommend appropriate mitigation measures. The project proponent shall implement any mitigation measures recommended by the archaeologist to reduce potentially significant impacts cultural resources to a less than significant level.
2. All future utility connections must be placed underground unless otherwise approved by the Planning Commission or Board of Supervisors.

Parcel Map #2021-004 Eastwood/Satica





TENTATIVE PARCEL MAP/SUBDIVISION APPLICATION

RECEIVED

FILING FEE: \$1,600 PARCEL MAP; \$1,750 AND \$56 PER LOT, SUBDIVISION and ENVIRONMENTAL HEALTH FEE: \$85 per parcel

NOV 04 2021 DEPARTMENT OF PLANNING AND BUILDING SERVICES

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LASSEN COUNTY DEPARTMENT OF PLANNING AND BUILDING SERVICES

Form must be typed or printed clearly in black or blue ink.

All sections must be completed in full. Only attach additional sheets if necessary.

FILE NO. PM 2021-004

Property Owner/s	
Name: <u>Dena Eastwood Trust</u>	Property Owner/s
Mailing Address: <u>695-820 Gold Run Road</u>	Name: <u>Robert Satka Trust</u>
City, ST, Zip: <u>Susanville CA 96130</u>	Mailing Address: <u>PO Box 61</u>
Telephone: <u>257-3368</u> Fax:	City, ST, Zip: <u>Standish CA 96128</u>
Email:	Telephone: <u>310-1886</u> Fax:
	Email:

Applicant/Authorized Representative*	
Same as above: <input checked="" type="checkbox"/>	Agent (Land Surveyor/Engineer/Consultant)
Name:	Correspondence also sent to: <input checked="" type="checkbox"/>
Mailing Address:	Name: <u>Fred Nagel</u>
City, ST, Zip:	Mailing Address: <u>697-100 Gold Run Rd.</u>
Telephone: Fax:	City, ST, Zip: <u>Susanville CA 96130</u>
Email:	Telephone: <u>257-4029</u> Fax:
	Email: <u>frnagel@gmail.com</u> License #: <u>LS 3989</u>

Project Address or Specific Location:			
Deed Reference: Book: <u>503</u> Page: <u>323</u> Year: <u>1989</u> Doc#:			
Zoning: <u>EA & R-1</u>	General Plan Designation:		
Parcel Size (acreage):	Section: <u>13, 24</u> Township: <u>29</u> Range: <u>11</u>		

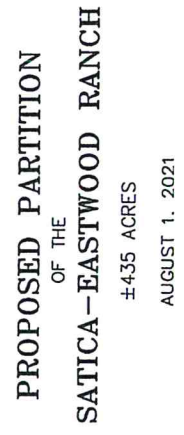
Assessor's Parcel Number(s):	<u>115-140-17, 53, 59, 60, 62 -</u>	<u>116-480-01</u>
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<input type="checkbox"/> Subdivision (5 or more parcels created)	
Number of Parcels: _____	Parcel Size Range: _____ (acres or square feet). Use: _____
<input checked="" type="checkbox"/> Parcel Map (4 or fewer parcels created). <u>WAIVER Per 16.20-230</u>	
Parcel No. <u>1</u> Size: <u>153</u> (acres or square feet). Uses: <u>Ag</u>	
Parcel No. <u>2</u> Size: <u>282</u> (acres or square feet). Uses: <u>Ag</u>	
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>Dena Eastwood</u>	Date: <u>11-4-21</u>	<u>Robert D. Satka</u>	Date: <u>10-21-21</u>
	Date:		Date:

See associated process form for required attachments.

1. Multiple (secondary) access provided for emergency fire equipment and shown on the Tentative Map:
☒ Yes ☐ No. Explain reason for lack of multiple access (e.g. parcels over forty acres, parcels front a publicly maintained road, etc.; see Lassen County Code Section 9.16.102): _____
2. Proposed Water Source: ☐ Public System ☒ Private System
Explain Spring & Wells
3. Method of Sewage Disposal: ☐ Public System ☒ Private System
Explain Septic Tanks and Leach Fields
4. List All Recorded Access and Utility Easements: County Road Frontage
5. Does the Owner Own Other Land Near the Project Site? ☐ No ☒ Yes APN(s) 115-110-56





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November 16, 2021

 **DRAFT**

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TO: Technical Advisory Committee
Agenda Date: December 2, 2021

FROM: Don Willis, Lassen County Surveyor

RE: Parcel Map Waiver No. 2021-004 – The Dena Eastwood
Revocable Living Trust and The Robert D. and Nancy E. Satca
Family Trust.
Assessor's Parcel Numbers: 115-110-017, 115-110-053, 115-110-059,
115-110-060, 115-110-062 and 116-480-001.

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LASSEN COUNTY SURVEYOR FINDS AS FOLLOWS:

1. The tentative map submitted with application for Parcel Map Waiver Number 2021-004 shows a proposed land division that involves two parcels, labeled as "Proposed Parcel 1" and "Proposed Parcel 2." These two parcels are represented by Assessor's Parcel Numbers 115-110-017, 115-110-053, 115-110-059, 115-110-060, 115-110-062 and 116-480-001 and are located in portions of Sections 13, 23 and 24, Township 29 North, Range 11 East, Mount Diablo Base and Meridian and in a portion of Section 19, Township 29 North, Range 12 East, Mount Diablo Base and Meridian, all in Lassen County, California.
2. The applicants have requested that a Parcel Map Waiver be allowable as provided by Section 16.20.230 of the Lassen County Code. This would be allowable in this instance since the property has existing access from Gold Run Road, a County maintained road, the underlying legal parcel is a result of a previously approved lot line adjustment, the proposed parcels are large in size and the proposed division line between the parcels is reestablishing a previously used division line within the property. Further, the legal descriptions of the resultant parcels will not require a field survey for their preparation.
3. The underlying lands of the proposed land division are held by Dena Eastwood, a married woman, as Trustee of the Dena Eastwood Revocable Living Trust dated February 28, 2004, as to an undivided one-half interest, as described in that certain Grant Deed recorded on September 8, 2004 as Document No. 2004-09680 of the Official Records of Lassen County. The remaining one-half interest is held by The Robert D. and Nancy E. Satca Family Trust created August 1, 2002, with Robert Domingo Satca and Nancy Ellen Satca as Trustees, as to an undivided one-half interest, as described in that certain Grant Deed recorded on November 19, 2002 as Document No. 2002-08953 of the Official Records of Lassen County. Both deeds utilize the same legal descriptions for five parcels of property by using a combination of aliquot/metres and bounds descriptions which have various exceptions incorporated into them. The result of these descriptions produces an exterior boundary that is represented by said Assessor's Parcel Numbers 115-110-017, 115-110-053, 115-110-059, 115-110-060, 115-110-062 and 116-480-001.

4. The underlying legal parcel of the proposed land division was created by Lot Line Adjustment No. 12-01-88 which was approved by the Lassen County Technical Advisory Committee on December 5, 1988. A *Consent of Record Owners for Lot Line Adjustment* was recorded on January 5, 1989 in Book 499, Page 859, of the Official Records of Lassen County. This adjustment reconfigured two existing parcels into a 10.88 acre parcel (not a part of the current land division) and an approximate 433 acre parcel. The 433 acre parcel is what is described by the five parcels in the vesting deeds for the current property owners, as described in Findings Item Number Three above. Based on the above, the subject parcel was created in conformance with the provisions of the Subdivision Map Act and local ordinances.
5. As previously noted, the tentative map submitted for Parcel Map Waiver Number 2021-004 shows a proposed land division that will create two parcels if the proposed division were approved. The westerly parcel, Proposed Parcel 1, is shown as \pm 153 acres in size and the easterly parcel, Proposed Parcel 2, is shown as \pm 282 acres in size. These figures add to 435 acres which closely agrees with the acreage from the lot line adjustment described in Findings Item Number Four above.
6. Gold Run Road, County Road No. 204, currently traverses through the subject property and will provide access to both of the proposed parcels. This road is within the County maintained road system and the right-of-way width is shown as 60 feet wide on multiple survey maps that have been filed over the years in the Official Records of Lassen County. A 60 feet wide dedication to the County of Lassen for public roadway purposes was made for *Phase One* of Parcel Map No. 6-03-87 and a *Certificate of Record Owner and Consent for Land Division* document stating such was recorded on October 28, 1987 in Book 480, Page 683, of the Official Records of Lassen County. The right-of-way that was dedicated covers the westerly portion of the proposed land division, more specifically that portion of Gold Run Road that is within Proposed Parcel 1 as is shown on the submitted tentative parcel map. The remaining portion of the Gold Run Road right-of-way that falls within the subject property does not appear to have been previously dedicated to the County of Lassen.
7. 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.
8. The requirements for the subdivision of land in Lassen County are established by Lassen County Code, Title 16, Subdivisions.
9. The requirements for Parcel Maps in Lassen County are established by Lassen County Code, Chapter 16.20. Section 16.20.230 of the County Code provides the requirements for completing a Parcel Map Waiver in Lassen County.

LASSEN COUNTY SURVEYOR RECOMMENDS THE FOLLOWING CONDITIONS FOR PARCEL MAP WAIVER NO. 2021-004 (THE DENA EASTWOOD REVOCABLE LIVING TRUST AND THE ROBERT D. AND NANCY E. SATICA FAMILY TRUST):

1. Owner(s), owner's agent(s) or applicants shall satisfy and the project shall meet all applicable requirements provided by law, including those established by the Subdivision Map Act (Government Code Section 66410, et. seq.) and Lassen County Code.
2. The parcel shall be subdivided as shown on the tentative map submitted on November 4, 2021 for Parcel Map Waiver Number 2021-004.
3. Owner(s), owner's agent(s) or applicants shall provide information and/or documentation required to demonstrate that all conditions of approval of Tentative Parcel Map Waiver Number 2021-004 have been satisfied or fulfilled before recordation of the Parcel Map Waiver.
4. The owners shall offer for dedication to the County of Lassen an easement for public road and public utility purposes over that portion of Gold Run Road, County Road No. 204, lying thirty (30) feet on each side of the centerline of said Gold Run Road, which falls within the boundaries of "*Proposed Parcel 2*", as said parcel is shown on the tentative parcel map that was submitted for Parcel Map Waiver No. 2021-004.
5. The owners shall provide a statement evidencing the written consent of all parties having any record title interest in the real property proposed to be divided in accordance with Section 16.20.230 of the Lassen County Code. This includes the submittal of resultant parcel legal descriptions of the real property as shown on the tentative map submitted for Parcel Map Waiver No. 2021-004 which have been prepared by a California Licensed Land Surveyor or California Registered Civil Engineer who is authorized to practice land surveying pursuant to Section 8731 of the Business and Professions Code of the State of California.
6. In accordance with Section 66411.1 of the Subdivision Map Act, if the applicants request a deferral of the construction of any on or off site improvements required by the conditional approval of Tentative Parcel Map Waiver Number 2021-004, the Parcel Map Waiver shall contain a note stating the construction of improvements required by the conditional approval of Tentative Parcel Map Waiver Number 2021-004 shall be completed before any permit or other grant of approval for development of the parcels shown on the Parcel Map Waiver is approved and/or issued.
7. Owner(s), owner's agent(s) or applicants shall submit a preliminary copy of the Parcel Map Waiver meeting the requirements of Lassen County Code, Section 16.20.230, to the Lassen County Surveyor for review and approval. The Parcel Map Waiver shall acceptably describe the parcels being created and shall reference all easements of record, or any created or offered for dedication, which affect the parcel being subdivided. This

review submittal shall also include the following:

- (a) A current Condition of Title report(s) for the property shown on the tentative map submitted for Parcel Map Waiver Number 2021-004.
 - (b) An index of specific recorded survey maps and deeds used to prepare the Parcel Map Waiver.
 - (c) Copies of other maps, documents and data used to prepare the Parcel Map Waiver if unavailable in the Lassen County Surveyor's Office.
 - (d) All fees required for this review.
8. 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 Waiver approving of the subdivision and the recording of the Parcel Map Waiver in accordance with Section 66445(e) of the Subdivision Map Act and Section 16.20.180(3)(B) of the Lassen County Code.
9. After the Parcel Map Waiver, including its form and content, have been determined to be acceptable by the County Surveyor in accordance with Section 16.20.200 of the Lassen County Code, and all conditions of the conditional approval of Tentative Parcel Map Waiver Number 2021-004 have been acceptably met, the owner(s), owner's agent(s) or applicant shall submit an original Parcel Map Waiver, corrected to its approved final form and signed by all parties having record title interest in the real property, to the County Surveyor for recording in the office of the Lassen County Recorder in accordance with Lassen County Code, Sections 16.20.220 and 16.20.230. This submittal of the Parcel Map Waiver 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 record the Parcel Map Waiver and related documents.
10. Prior to recordation of the Parcel Map Waiver, documentation shall be provided to the Lassen County Surveyor's Office which demonstrates that the Lassen County Tax Collector is satisfied that all current and delinquent property taxes have been paid, including funds deposited that are equivalent to all estimated taxes which have become a lien not yet due or payable, for all parcels involved in the Parcel Map Waiver.

Respectfully submitted,



Don Willis, L.S. 7742
Lassen County Surveyor