



County of Lassen

Department of Planning and Building Services

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

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January 25, 2022

DRAFT

Zoning & Building

Inspection Requests

Phone: 530 257-5263

Environmental Health

Messages: 530 251-8528

email: EHE@co.lassen.ca.us

TO: Technical Advisory Committee
Agenda Date: February 3, 2022

FROM: Maurice L. Anderson, Director

RE: **USE PERMIT #2021-002 & PARCEL MAP #2021-001, Gajj/Gondal:** The applicants are proposing to construct and operate a 30-space recreational vehicle park on Proposed Parcel A. To create the space needed for the RV park, the applicant proposes to relocate and expand an existing leach area, remove a separate existing leach area, and reroute the drainage easement existing on Parcels B and C, which were all approved through Parcel Map Application 1-01-90 (recorded at Book 28, Pages 51 and 52 of the Official Records of Lassen County, CA). The applicants are also proposing to reconfigure the property line common to both parcels; this will be accomplished through the parcel map application, although no additional parcels will be created (Parcels B and C will be reconfigured to create Proposed Parcels A and B, and the new leach area and drainage easement will be shown on the parcel map to be recorded). The subject parcels are zoned C-H (Highway Commercial District) and have a General Plan land use designation of "Commercial," per the *Hallelujah Junction Area Plan, 1984*. The project site is located just east of the intersection of Highways 395 and 70 in southern Lassen County, and just north of the Chevron gas station at said intersection. Parcel B: APN 147-030-018; Parcel C: APN 147-030-019. Staff Contact: Nancy McAllister, Senior Planner.

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

1. 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).
2. Pursuant to Lassen County Code Sections 16.08.300 and 16.20.050 the Technical Advisory Committee shall review tentative parcel maps and develop recommended findings and conditions to be forwarded to the Planning Commission.
3. The subject parcels are zoned C-H (Highway Commercial District).

4. The subject parcels have a General Plan land use designation of “Commercial,” per the *Hallelujah Junction Area Plan, 1984*.
5. The applicants are proposing to construct and operate a 30-space recreational vehicle park, reconfigure the property line common to both subject parcels, relocate and expand an existing leach area, remove a separate existing leach area, and reroute a drainage easement that spans both subject parcels.
6. The project site is located just east of the intersection of Highways 395 and 70 in southern Lassen County, and just north of the Chevron gas station at said intersection, Assessor’s Parcel Numbers 147-030-018 and 147-030-019.
7. The subject parcels are not within the 100-year flood zone as described by the Federal Emergency Management Agency (FEMA).
8. The subject parcels are located within a Scenic Highway Corridor as depicted in the *Lassen County Energy Element, 1993*.
9. Lassen County Code Section 18.28.060(4) states that “all development in any C-H district shall be subject to design review according to the provisions of this title.”
10. This use permit application does not serve the purpose of design review.
11. According to the applicants, existing improvements on the subject parcel include a well, septic system, manufactured home, store, and gas station.
12. All existing improvements are located on Existing Parcel B (APN 147-030-018) and would remain on Proposed Parcel B if the parcel map application is approved.
13. All conditions and mitigations of existing use permits related to the service station and residence on APN 147-030-018 would be unaffected by approval of this project and would remain applicable to those uses.
14. Lassen County Code Section 18.28.040(1) allows for a “recreational vehicle park” by use permit in the C-H.
15. The parcel map application proposes an adjustment of 0.3 acres between the two subject parcels. Existing Parcel B is currently 4.49 acres and Existing Parcel C is currently 6.46 acres. If the parcel map application is approved, Proposed Parcel B will be 4.19 acres and Proposed Parcel A will be 6.76 acres.
16. A parcel map meets the definition of a “subdivision” pursuant to Lassen County Code Section 16.08.180.
17. Lassen County Code Chapter 16.20 et seq. establishes the regulations regarding approval of tentative parcel maps.

18. Parcel map applications are subject to the provisions of Lassen County Code Chapter 9.16, which outlines fire-safe requirements.
19. Pursuant 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. 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.
20. Pursuant 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.*

21. The following goals, policies, and implementation measures best inform the project's consistency with the *Hallelujah Junction Area Plan, 1984*, and the *Lassen County General Plan, 2000*:

Hallelujah Junction Area Plan, 1984 (the project site is located within "Subarea 4")

II. GOALS AND OBJECTIVES

10. *Require site specific soils investigations on suitability for disposal of sewage or septic tank effluent as well as depth to groundwater so as not to impair water quality.*
13. *Migration corridors and deer habitat are to be protected from conversions or developments.*
18. *Skill and care should be taken in the design, alignment and/or construction of all developments or improvements, including roads, so as not to impair the natural scenic beauty of the area.*
19. *Designate U.S. Highway 395 and State Highway 70 as scenic highways with the intensity, location, design and quality of development strictly regulated to insure the protection and enhancement of the scenic landscape.*

IV. POLICIES AND IMPLEMENTATION MEASURES

A. CONSERVATION OF NATURAL HABITAT

GENERAL DEVELOPMENT

Policies:

1. *Direct and encourage low density rural residential, commercial and industrial development onto lands with the least environmental sensitivity and natural constraints, which have been identified in the Planning Alternatives Study as Subareas 4, 5, 6, 7, and 9.*

Implementation:

9. *Require a 100 foot maintained setback for all development along intermittent and perennial natural drainages.*

RARE AND ENDANGERED PLANTS AND WILDLIFE

Policies:

1. *Identify and map habitat locations of rare and/or endangered wildlife--areas of special biological importance (ASBI)--in the Planning Area. Verify new locations of rare and/or endangered plants or animals using updated resource maps from the relevant State Agency, California Department of Fish and Game.*

2. *Land use and development shall not impair the habitat of rare and/or endangered plant and wildlife species, nor otherwise threaten their existence.*

Implementation:

3. *In accordance with CEQA, require applicants to satisfactorily mitigate potential impacts to sensitive habitat as a condition of approval of parcel and subdivision maps.*

D. WATER RESOURCES

Implementation:

2. *For building projects where necessary and for all subdivisions and parcel maps, require site-specific soils investigations on suitability for disposal of sewage or septic tank effluent as well as depth to groundwater so as not to impair groundwater quality.*
4. *Require site-specific water supply evaluations of ground water quantity and direction of movement prior to approval of future significant subdivisions or significant commercial and industrial developments (comply with the applicable ordinances of Lassen County).*

F. WASTEWATER DISPOSAL

Policies:

1. *Direct new development to areas most capable of handling septic leachfield disposal of wastewater.*
2. *Where leachfield capabilities are inadequate, all new developments that discharge wastewater shall provide an appropriate method when feasible for treating and disposing of wastewater which is carefully reviewed and engineered to ensure safety and reliability.*

H. LAND USE

RESIDENTIAL

Policies:

1. *Rural residential development should be directed to areas of highest availability of support factors (access, water, soils for septage disposal) and lowest sensitivity to environmental impact. In the Hallelujah Junction Planning Area these locations have been designated as Subareas 4, Sa, Sc, 7 and 9a.*

Implementation:

5. *Within Subarea 4, allow residential development compatible with proposed commercial activities. For intense use (e.g., 80-unit mobile home park, 40-unit apartment complex) require package sewage treatment plant or equivalent as required by the Lahontan Regional Water Quality Control Board.*

COMMERCIAL AND INDUSTRIAL

Policies:

1. *Direct and encourage commercial and industrial development onto lands with the least environmental sensitivity and natural constraints, which have been identified in the Planning Alternatives Study as Subareas 4 and 6.*
4. *Subarea 4 is designated as Commercial.*

Implementation:

1. *Zone Subarea 4 C-H, Highway Commercial District.*

J. AESTHETICS AND NOISE

Policies:

1. *Allow commercial and industrial development only in appropriately designated areas, which are limited in size and located where human use has already been established. In the Hallelujah Junction Planning Area these locations have been identified as Subareas 6, proposed for industrial use, and Subarea 4, proposed for commercial use.*
4. *The design and appearance of structures, appurtenances, landscaping and other improvements within the Planning Area shall be visually compatible with the individual building site, with other development in the area, and the general environment of the area.*

Implementation:

1. *Designate the area within one and one-half miles either side of Highways 70 and 395 a Scenic Highway Corridor, within which all building and development for human use (including agriculturally-related facilities) must meet prescribed standards of appearance.*

The following guidelines are to be used for the implementation of design policies and to serve as the basis for administrative criteria for review of individual building and new development project applications in areas or districts that are subject to design control.

- a. *Landscaping: The natural vegetative cover should be preserved or re-established to the greatest extent feasible.*
- b. *Grading and Drainage: All grading should conform smoothly to natural contours. Alteration of natural grade should be minimized (e.g. cut and fills minimized). Avoid concentration of runoff waters.*
- c. *Exterior colors and finish of buildings: Color schemes for buildings are to be compatible with the setting utilizing tones and colors that appear harmonious with the site. Exterior materials, finishes and colors are to be non-reflective such as provided by the natural appearance of woods or stain finishes.*

- d. *Roof treatments: Roofs shall be non-reflective with color compatible to the building and setting.*
 - e. *Building heights: Structure height and silhouette should appear compatible on the natural landscape and integrate with the height of surrounding vegetation, rock outcrops, etc.*
 - f. *Accessory buildings: Accessory structures or outbuildings should be minimized. Where needed, they should relate architecturally with primary buildings and/or be screened from view.*
 - g. *Outdoor lighting: The light source of any exterior lighting fixture should not be visible from neighboring property. (Illumination of neighboring property should be avoided).*
 - h. *Fences and screening for residences: Rigid delineation of lot lines that is visually intrusive should be avoided. Service yards (e.g. garbage containers, clotheslines, etc.) should be visually screened, particularly in cluster developments.*
 - i. *Tanks: All fuel tanks, water tanks or similar facilities should be visually compatible and/or concealed so as not to be visible from roads or neighboring property. Such facilities are to have non-glare surfaces.*
 - j. *Utilities: Above ground utilities should be minimized where allowed, telephone and power poles should be located along natural edges in vegetation, within forested areas, on opposite sides of roads from visual attraction, below ridge lines to avoid silhouetting on the sky line, and be raptor proof. The underground placement of power and telephone utilities is encouraged and should use common trenches under road shoulders where possible.*
5. *Require all new development to maintain natural vegetation wherever possible and to plant vegetation screens when necessary to make improvements blend in with the landscape. Developers should use plants and materials compatible with and appropriate to the surrounding landscape. All commercial and industrial uses shall be landscaped, including parking areas.*

Lassen County General Plan, 2000

Designation of Land Uses

- *GOAL L-1: To maintain a system of land use designations which sets forth the County's policies pertaining to the general distribution and intensity of land uses, and which strives to ensure compatibility between land use types by providing for efficient and complimentary [sic] patterns and mixtures 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.*
- *Implementation Measure LU-F: The County shall continue to utilize the California Environmental Quality Act (CEQA) process, when applicable, to evaluate the potential impacts of proposed changes in land uses on surrounding lands and to implement appropriate mitigation measures when needed.*

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.*

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.*
- *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.*

5. ISSUE: Transportation

- *GOAL L-11: Transportation systems which compliment [sic] and support the County's land use patterns.*

- *LU25 POLICY: The County shall continue to review and, when warranted, formulate improved standards for the necessary improvement and maintenance of roads serving new development, including standards for the incremental improvement or development of public roads.*
- *Implementation Measure LU-R: Pursuant to impacts evaluated in an environmental impact report or other form of project review, the County may require mitigation measures which will insure that project developers adequately and fairly compensate or participate with the County in the necessary upgrading and/or repair of roads which will be significantly damaged by a project.*

6. ISSUE: Commercial Land Uses

- *GOAL L-12: Increase community wealth and the provision of needed commercial services through economic growth and diversification by sustaining and facilitating the expansion of existing commercial operations and by encouraging new commercial ventures.*
- *LU29 POLICY: The County supports the economic viability of existing communities and will minimize the development of scattered commercial uses by directing commercial uses to existing town centers and commercial areas or the orderly expansion of such areas, with limited exceptions including home occupations, agricultural-related sales, and specially-considered local convenience and highway commercial sites.*
- *LU30 POLICY: The County shall consider, on a case-by-case basis, the need and appropriateness of specially-zoned “local convenience” and “highway commercial” sites at carefully selected points where such commercial development may be warranted, subject to the consideration and approval of an appropriate commercial land use designation and corresponding zoning district requirements. Such proposals shall demonstrate why the related local convenience or highway commercial need can not be adequately satisfied in or adjacent to existing town centers or locations which are already zoned for commercial land uses.*

Commercial

A “Commercial” designation indicates areas identified as appropriate for general commercial land uses. These may range from retail, service, lodging, and light commercial uses which may be allowed “by right” to heavier commercial operations which may verge on being considered “industrial” in character. The more intense commercial uses typically require approval of a use permit to determine if the site- and project-specific issues support approval of the use in the proposed location. Residential

development, especially if not directly related to commercial uses, is generally discouraged and may, depending on the specific zoning district, require a use permit.

Depending on the availability of community water and/or sewer systems, building intensity may range from 1 to 7.25 units per acre. Population density may range accordingly from an average of 3 to 22 people per acre. Residential development is generally not encouraged, but may be allowed. However, population density should not interfere with the commercial development intent of the designation.

Corresponding Zoning: "C-G", General Commercial District; "C-T", Town Service District; and "C-H", Highway Commercial District. (The "C-1", Retail Business District, and "C-2", General Commercial District, have been largely superseded by the newer commercial districts identified above. However, they may remain in effect in some areas of the County.)

Scenic Corridor

Scenic Corridors identify areas bordering major highways which have significant or sensitive scenic values due to the existence of significant scenic features and the level of public exposure to those areas. This designation always overlays a primary land use designation. Although special standards may apply to development within such corridors (e.g., design review criteria), uses allowed and corresponding zoning and development standards, including building intensity and population density, are factors of the primary land use designations.

- *GOAL N-23: Scenic resources of high quality which will continue to be enjoyed by residents and visitors and which will continue to be an asset to the reputation and economic resources of Lassen County.*
- *NR78 POLICY: The County has identified areas of scenic importance and sensitivity along state highways and major County roads and has designated those areas as "Scenic Corridors". (Refer to the General Plan land use map and related designations in various area plans, which may also be regarded as "scenic highway corridors".) The County will develop and enforce policies and regulations to protect areas designated as scenic corridors from unjustified levels of visual deterioration.*
- *Implementation Measure NR-V: Areas designated and zoned for development in scenic corridors shall be zoned as "Design Review Combining Districts" or otherwise regulated to require review and management by the County of the visual impacts of proposed development.*
- *Implementation Measure NR-W: The County shall adopt design and development standards for use in "Design Review" areas and scenic corridors*

to guide the consideration and management of potential significant impacts to scenic resources.

- *GOAL N-24: Protection of the scenic qualities of the county's night sky.*
- *NR81 POLICY: The County shall maintain and enforce policies, development standards and mitigation measures to control lighting generated by development and to minimize the unnecessary adverse impacts of such lighting in the vicinity of the development and on the general scenic qualities of the night sky in the area.*
- *GOAL L-23: Safe and efficient solid waste treatment and disposal facilities sited and developed so as to protect the public health and minimize environmental impacts and conflicts with surrounding land uses.*
- *LU15 POLICY: In the event that new or expanded solid waste facilities are proposed, the County shall determine and administer the appropriate facility siting process, including environmental review and implementation of land use and facility permitting procedures, in concert with related provisions of the Integrated Waste Management Plan.*

22. The *Hallelujah Junction Area Plan, 1984*, Figure 9, identifies the project site as an area of "Very Low" septic leachfield suitability.

23. The proposed project is consistent with the prescribed development density of the "Commercial" land use designation.

24. The Planning Commission will determine whether the proposed project is consistent with the *Hallelujah Junction Area Plan, 1984*, and 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.

25. This Department finds that the proposal is in compliance with the Commercial Highway District.

26. The Environmental Review Officer has determined that this project is subject to the California Environmental Quality Act (CEQA) and Initial Study #2021-001 is being processed for the project.

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

1. All required approvals, agreements, and/or permits must be obtained from the California Department of Fish and Wildlife for the proposed streambed alteration prior to recordation of the parcel map.

2. The parcel map shall include a note that reads as follows: “ARCHAEOLOGICAL NOTE: 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.”
3. In accordance with the *Hallelujah Junction Area Plan, 1984*, 100-foot setback lines for all development along the approved drainage location shall be shown on the parcel map.
4. Approved leach areas shall be shown on the parcel map and shall be a minimum distance of 100 feet from the approved drainage location.
5. Noncompliance with any of the following use permit conditions or demonstration of any use not allowed by this use permit shall constitute grounds for revocation of the use permit, pursuant to Lassen County Code Section 18.112.060.
6. The use permit shall be granted for the use described herein and as approved by the Planning Commission. Revisions and/or expansions of the project, considered to be substantial by the Department of Planning and Building Services, will require a new use permit, subject to the approval of the Planning Commission.

Pre-operational Conditions
(Must be satisfied before issuance of the Authorization to Operate)

7. The applicant shall obtain all necessary approvals and permits from the California Department of Housing and Community Development.
8. The applicant shall submit a notice of intent (NOI) with the Lahontan Regional Water Quality Control Board (LRWQCB) to allow construction of the proposed project, and the applicant shall secure all permits required by the LRWQCB. If no permits are required by the LRWQCB, the applicant shall submit a letter from the LRWQCB stating such, prior to issuance of the Authorization to Operate.
9. The applicant shall secure all required approvals from Lassen County Environmental Health and the California Department of Housing and Community Development for the proposed project and its related septic system, and the following shall be required:
 - a. Site-specific water supply evaluations of ground water quantity and direction of movement
 - b. Site specific soils investigations on suitability for disposal of sewage or septic tank effluent as well as depth to groundwater so as not to impair water quality
 - c. Provision of an appropriate method for treating and disposing of wastewater, which has been carefully reviewed and engineered to ensure safety and reliability, if leachfield capabilities are found to be inadequate

10. The applicant shall obtain all necessary building permits from the Lassen County Department of Planning and Building Services and/or the California Department of Housing and Community Development before the commencement of construction.
11. Design Review applications shall be submitted and approved for all proposed development. Design shall comply with Implementation Measure 1, Section IV, Subsection J (*Aesthetics & Noise*) of the *Hallelujah Junction Area Plan, 1984*.
12. The applicant shall secure all applicable approvals from the Lassen County Public Works Department and Fire Warden.
13. The applicant shall obtain all necessary approvals from the California Department of Fish and Wildlife for any proposed streambed alteration.

Operational Conditions
(Must be satisfied during operation of the use permit)

14. In accordance with the *Hallelujah Junction Area Plan, 1984*, the project shall meet and maintain a 100-foot setback for all development along intermittent and perennial natural drainages.
15. In accordance with the *Hallelujah Junction Area Plan, 1984*, natural vegetation shall be maintained wherever possible (limiting paved areas as feasible) and vegetation screens shall be planted if necessary to make improvements blend with the landscape. The project site, including parking areas, shall be landscaped using plants and materials compatible with and appropriate to the surrounding landscape.
16. The applicant shall implement best management practices during construction of the project to reduce air emissions. These best management practices shall include, but are not limited to, watering roads and graded areas, and reducing vehicle speed during construction.
17. Pursuant to Lassen County Code Section 18.108.155, all lighting, exterior and interior, shall be designed and located so as to confine direct lighting to the premises. A light source shall not shine upon or illuminate directly on any surface other than the area required to be lighted. No lighting shall be of the type or in a location so as to constitute a hazard to vehicular traffic, either on private property or on abutting streets.
18. All signage shall comply with the provisions of Lassen County Code Chapter 18.106.
19. All future utility connections shall be placed underground unless otherwise approved by the Planning Commission or Board of Supervisors.
20. All recreational vehicles (RVs) and/or park models visiting or located on the project site shall be properly registered and in operable condition or shall be subject to abatement in accordance with Lassen County Code Chapter 1.19.

21. Sewage dumping on site shall only be permitted at any given time for current occupants of the RV park.
22. 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.



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January 19, 2022

DRAFT

TO: Technical Advisory Committee
Agenda Date: February 3, 2022

FROM: Don Willis, Lassen County Surveyor

RE: Use Permit No. 2021-002 – Sukhpal Kaur Gajj and
Joginder Singh Gondal.
Assessor's Parcel Numbers: 147-030-018 and 147-030-019.

LASSEN COUNTY SURVEYOR FINDS AS FOLLOWS:

1. The subject parcels are known as Assessor's Parcel Numbers 147-030-018 and 147-030-019 and are located in a portion of Section 11, Township 22 North, Range 17 East, Mount Diablo Base and Meridian, in the Hallelujah Junction area of Lassen County, California.
2. Title to the lands represented by Assessor's Parcel Number 147-030-018 is currently vested in Sukhpal Kaur Gajj, a married woman as her sole and separate property, as shown at a Grant Deed recorded on November 27, 2002 as Document No. 2002-09206 of the Official Records of Lassen County. Title to the lands represented by Assessor's Parcel Number 147-030-019 is currently vested in Joginder Singh Gondal, a married man as his sole and separate property, as shown at an Interspousal Transfer Deed recorded on November 20, 2019 as Document No. 2019-04782 of the Official Records of Lassen County.
3. The legal descriptions within the vesting deeds listed in Findings Item Number Two describe the subject parcels as Parcels B and C of Parcel Map No. 1-01-90, as the same was filed on April 24, 1990 in Book 28 of Maps, Pages 51-52, of the Official Records of Lassen County. Parcel B is currently owned by Sukhpal Kaur Gajj and Parcel C is currently owned by Joginder Singh Gondal. Note that the legal description within said Document No. 2002-09206 (Gajj) describes two separate parcels (said Parcels B and C), however Parcel B was subsequently conveyed to Joginder Singh Gondal per said Document No. 2019-04782.
4. The proposed rv park that is shown on the preliminary plot plan submitted for Use Permit No. 2021-002 shows that a small portion of it is located on the adjoining parcel to the south. The two property owners have also applied for tentative

Parcel Map Number 2021-001 which would reconfigure the existing boundary line between the two subject parcels into the configuration shown on said preliminary plot plan. Tentative Parcel Map No. 2021-001 is being processed concurrently with this use permit application.

5. The subject parcels were created in compliance with the provisions of the Subdivision Map Act and local ordinances. This is based on said Parcel Map No. 1-01-90 which was approved by the Lassen County Board of Supervisors on April 24, 1990. The parcel map was filed on April 24, 1990 in Book 28 of Maps, Pages 51-52, of the Official Records of Lassen County.
6. The lands represented by Assessor's Parcel Number 147-030-018 (Gajj) adjoin lands owned by the State of California which are located at the easterly terminus of State Highway 70. Access to this parcel is provided directly over said State of California lands. The lands represented by Assessor's Parcel Number 147-030-019 (Gondal) have access via a 60 feet wide road easement located along the entire length of its westerly boundary and over a portion of the westerly boundary of lands represented by said Assessor's Parcel Number 147-030-018 (held by Gajj). This easement is labeled as Larder Way on said Parcel Map 1-01-90 (28 Maps 51) and is a privately maintained roadway that is not in the County maintained road system. This easement was originally created by an Easement Deed that was recorded on June 24, 1981 in Book 387, Page 693, of the Official Records of Lassen County.

**LASSEN COUNTY SURVEYOR RECOMMENDS THE FOLLOWING
CONDITIONS FOR USE PERMIT NO. 2021-002 (SUKHPAL KAUR GAJJ AND
JOGINDER SINGH GONDAL):**

1. None.

Respectfully submitted,



Don Willis, L.S. 7742
Lassen County Surveyor



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Maurice L. Anderson, Director

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January 19, 2022

A red stamp with the word "DRAFT" in a bold, sans-serif font, preceded by a small icon of a document with a red line through it.

TO: Technical Advisory Committee
Agenda Date: February 3, 2022

Zoning & Building
Inspection Requests
Phone: 530 257-5263

FROM: Don Willis, Lassen County Surveyor

Environmental Health
Messages: 530 251-8528
email: EHE@co.lassen.ca.us

RE: Parcel Map No. 2021-001 – Sukhpal Kaur Gajj and Joginder Singh Gondal.
Assessor's Parcel Numbers: 147-030-018 and 147-030-019.

LASSEN COUNTY SURVEYOR FINDS AS FOLLOWS:

1. The application and tentative map submitted for Parcel Map No. 2021-001 show two subject parcels involved in the proposed minor land division. These parcels are represented by Assessor's Parcel Numbers 147-030-018 and 147-030-019 and are located within a portion of Section 11, Township 22 North, Range 17 East, Mount Diablo Base and Meridian, in Lassen County, California.
2. Title to the subject lands represented by Assessor's Parcel Number 147-030-018 is currently held by Sukhpal Kaur Gajj, a married woman as her sole and separate property, as shown at a Grant Deed recorded on November 27, 2002 as Document No. 2002-09206 of the Official Records of Lassen County.
3. Title to the subject lands represented by Assessor's Parcel Number 147-030-019 is currently held by Joginder Singh Gondal, a married man as his sole and separate property, as shown at an Interspousal Transfer Deed recorded on November 20, 2019 as Document No. 2019-04782 of the Official Records of Lassen County.
4. The Grant Deed for the Gajj parcel (Assessor's Parcel Number 147-030-018) describes two separate parcels of real property within its legal description. These are described as Parcels B and C of Parcel Map No. 1-01-90, as the same was filed on April 24, 1990 in Book 28 of Maps, Pages 51-52, of the Official Records of Lassen County. Parcel C was conveyed by Sukhpal Kaur Gajj to Joginder Singh Gondal on November 20, 2019 per said Document No. 2019-04782 of the Official Records of Lassen County.
5. The legal description within said Document No. 2019-04782 (Gondal) also contains two easement reservations for sewer line and leachfield purposes that are necessary because a leachfield and sewer line are located on said Parcel C (28 Maps 51) which serve a manufactured home located on said Parcel B (28 Maps 51). The boundary line between these two existing parcels is proposed to be shifted southerly per the current proposal and will require the existing sewer line easement to be extended southerly to the new boundary line, as is shown on the tentative map that was submitted for the project.

6. The underlying legal parcels for the two parcels shown on the tentative map submitted for Parcel Map No. 2021-001, and as are shown on the "*Existing Lands of*" map which was also submitted, were created as a result of said Parcel Map No. 1-01-90. This parcel map created three parcels and was approved by the Lassen County Board of Supervisors on April 24, 1990. The parcel map was filed on April 24, 1990 in Book 28 of Maps, Pages 51-52, of the Official Records of Lassen County. Therefore, these parcels were created in accordance with the provisions of the Subdivision Map Act and local ordinances.
7. The tentative map submitted for Parcel Map No. 2021-001 shows a proposed reconfiguration of two existing legal parcels. No new parcels are being created however the existing parcels are being reconfigured, a designated leach area shown on said Parcel Map No. 1-01-90 (28 Maps 51) is being removed, a second designated leach area is being increased in size and a drainage easement is being reconfigured. This project originally began as a lot line adjustment, with Lot Line Adjustment No. 2020-005 being approved by the Technical Advisory Committee on November 5, 2020, however that project was not completed because the owners subsequently desired to remove a designated leach area and reconfigure a drainage easement that are shown on the record parcel map (28 Maps 51). This action requires that a new parcel map be filed in order to be in compliance with Section 16.04.060 (Compliance with notes on maps) of the Lassen County Code. This portion of the Code states that "*No use of property shall be allowed, nor shall any subdivision of property be allowed, if such a use or subdivision would conflict with any note attached to any recorded final map or parcel map. Any notes affecting a property are valid and operative until such a time as a note is included on the most current recorded final or parcel map that identifies specific notes on previous final or parcel maps that are no longer valid or operative.*"
8. Parcel A, as shown on the tentative map submitted for Parcel Map No. 2021-001, is currently 6.46 acres with a proposed acreage of 6.76 acres if the parcel map were approved. Parcel B is currently 4.49 acres with a proposed acreage of 4.19 acres.
9. Parcel B, as shown on the tentative map submitted for Parcel Map No. 2021-001, adjoins lands owned by the State of California which are located at the easterly terminus of State Highway 70. Access to said Parcel B is provided directly over said State of California lands. An encroachment permit was obtained from Caltrans at the time of approval of said Parcel Map No. 1-01-90 (28 Maps 51), according to documents in the record file.

Parcel A, as shown on said tentative map, has access via a sixty feet wide easement for road purposes along the entire length of its westerly boundary and over a portion of the westerly boundary of said Parcel B, as said easement is shown on said Parcel Map No. 1-01-90. The easement was originally created by an Easement Deed that was recorded on June 24, 1981 in Book 387, Page 693, of the Official Records of Lassen County.
10. The sixty feet wide easement for road purposes, as described above, is shown as Larder Way on said Parcel Map No. 1-01-90, which is a privately maintained roadway that is not in the County

maintained road system. This roadway was shown as being paved, with an approximate width of 20 feet, on documents submitted *prior* to the approval of said Parcel Map No. 1-01-90 and the only requirement imposed at the time of approval was that the road be named. This roadway and its right-of-way width currently exceed the standards required for either a Single Lot Access Road or Rural Road as described in Section 16.32.090 (5) and (6) of the Lassen County Code, which would be the applicable road improvement standards that could be imposed on the current proposal.

11. 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.
12. The requirements for the subdivision of land in Lassen County are established by Lassen County Code, Title 16, Subdivisions.
13. The requirements for Parcel Maps in Lassen County are established by Lassen County Code, Title 16, Chapter 16.20.

**LASSEN COUNTY SURVEYOR RECOMMENDS THE FOLLOWING CONDITIONS FOR
PARCEL MAP NO. 2021-001 (SUKPHAL KAUR GAJJ AND JOGINDER SINGH GONDAL):**

1. Owners, owners' agent(s) or applicants shall satisfy and the project shall meet all applicable requirements provided by law.
2. The parcel shall be delineated as shown on the "*Tentative Parcel Map for Joginder Singh Gondal and Sukhpal Kaur Gajj*" that was received on February 22, 2021 for Parcel Map No. 2021-001.
3. Owners shall cause a field survey of the property shown on the tentative map submitted for Parcel Map No. 2021-001 to be completed in accordance with Section 66448 of the Subdivision Map Act and Section 16.20.160 of the Lassen County Code.
4. In accordance with Section 66411.1 of the Subdivision Map Act, if the applicants request a deferral for the construction of any on or off-site improvements required by the conditional approval of a tentative parcel map, the parcel map shall contain a note stating the construction of improvements required by the conditional approval of a submitted tentative parcel map shall be completed before any permit or other grant of approval for development of the parcels shown on the parcel map is approved and/or issued.
5. Owners, owners' agent(s) or applicants shall provide information and/or required documentation to demonstrate the project meets all applicable requirements established by the California Subdivision Map Act and Lassen County Code. The applicants shall also provide documentation required to demonstrate that all conditions of approval for Parcel Map No. 2021-001 have been satisfied or fulfilled.

6. Owners, owners' agent(s) or applicants 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. 2021-001, which affect the parcel being delineated. The parcel map shall also show the location of the new leach area that is being proposed as well as the location of the new drainage easement that is being reconfigured. This review submittal shall also include the following:
 - (a) Current Condition of Title reports for the properties shown on the tentative parcel map submitted for Parcel Map No. 2021-001.
 - (b) All information required by Lassen County Code, Chapter 16.20, Sections 16.20.180 and 16.20.190.
 - (c) An index of specific recorded survey maps (i.e. Records of Surveys, Parcel Maps, Subdivision Maps, G.L.O. Plats and field notes) used to prepare the parcel map.
 - (d) Copies of other maps, documents and data used to prepare the parcel map if unavailable in the Lassen County Surveyor's Office.
 - (e) All fees required for this review.
7. 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. 2021-001 have been acceptably met, the owners, owners' agent(s) or applicants 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.
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 approving of the recordation of the parcel map in accordance with Section 66445(e) of the Subdivision Map Act and Section 16.20.180(3)(B) of the Lassen County Code.
9. Prior to recordation of Parcel Map No. 2021-001, 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

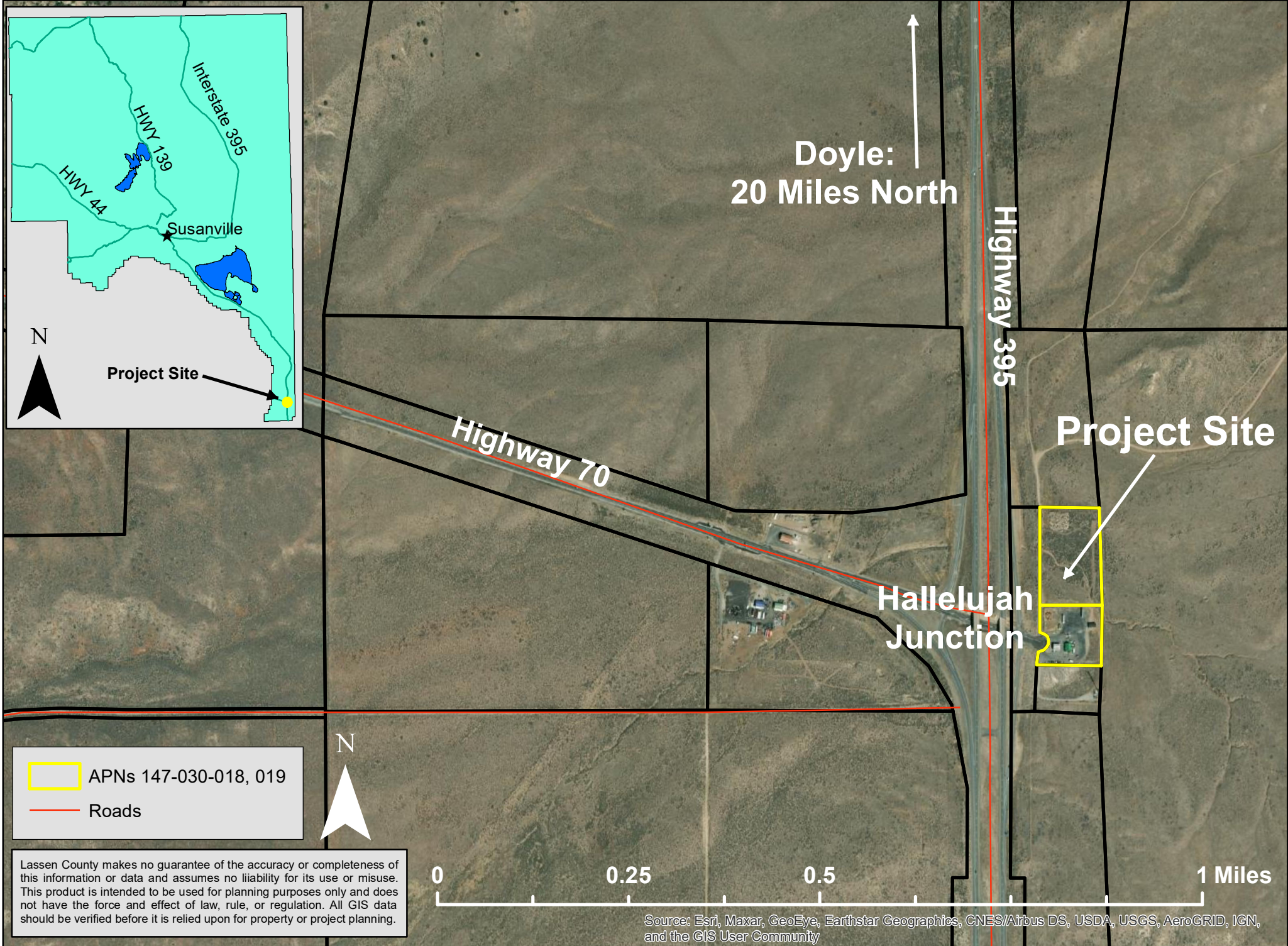
equivalent to all estimated taxes which have become a lien not yet due or payable, for all parcels involved.

Respectfully submitted,

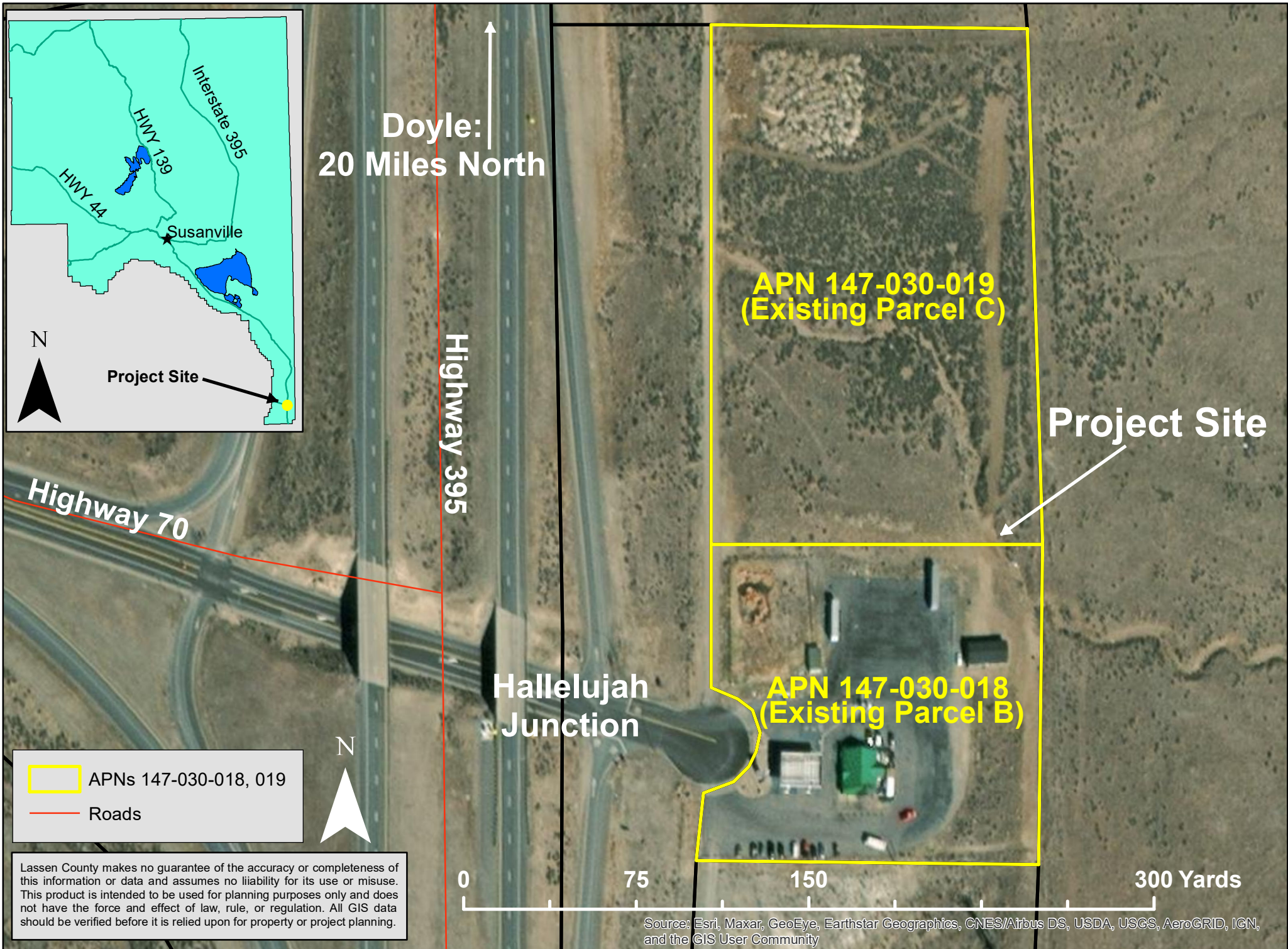


Don Willis, L.S. 7742
Lassen County Surveyor

Use Permit 2021-002, Parcel Map 2021-001, Initial Study 2021-001 Gajj/Gondal



Use Permit 2021-002, Parcel Map 2021-001, Initial Study 2021-001 Gajj/Gondal







USE PERMIT APPLICATION

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

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. UP 2021-002

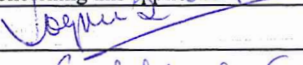
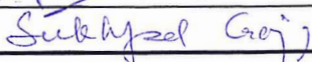
Property Owner/s		Property Owner/s	
Name:	JOGINDER GONDAL & SUKHPAL GALL	Name:	
Mailing Address:	PO BOX 70	Mailing Address:	
City, ST, Zip:	CHILCOOT, CA 96105	City, ST, Zip:	
Telephone:	916-812-1044	Telephone:	
Fax:		Fax:	
Email:	gondalravi@aol.com	Email:	

Applicant/Authorized Representative*		Agent (Land Surveyor/Engineer/Consultant)	
Same as above: <input checked="" type="checkbox"/>		Correspondence also sent to: <input checked="" type="checkbox"/>	
Name:		Name:	NST ENGINEERING
Mailing Address:		Mailing Address:	1495 RIVERSIDE DRIVE
City, ST, Zip:		City, ST, Zip:	SUSANVILLE, CA 96130
Telephone:		Telephone:	530-257-5173
Fax:		Fax:	
Email:		Email:	nst@frontiernet.net
		License #:	36929

Project Address or Specific Location: 753-775 HIGHWAY 70, HALLELUJAH JUNCTION			
Deed Reference: Book:	Page:	Year:	Doc#:
Zoning: C-H	General Plan Designation:		
Parcel Size (acreage): 6.46 AC, 4.49 AC	Section: 11	Township: 22	Range: 17

Assessor's Parcel Number(s):	147- 030 - 019	147- 030 -018	- -
- -	- -	- -	- -

Project Description: CLIENT IS PROPOSING TO DEVELOP RV PARK WITH 30 SPACES	RECEIVED
MAR 01 2021	
LASSEN COUNTY DEPARTMENT OF PLANNING AND BUILDING SERVICES	

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: 2/24/21	
		Date: 2/24/21	

See associated process form for required attachments and instructions.



USE PERMIT PROJECT DETAIL 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

JAN 14 2021

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES

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 (i.e., when structures and improvements will be completed):** Phase #1 will start May, 2021 and be completed around November, 2021.
Phase #2 will begin in May, 2022 and be completed around November, 2022.

2. **Existing use of property:** The property is vacant except for leachfields for adjacent Manager's quarters.

3. **Describe adjoining land uses (e.g., residential, commercial, agricultural, etc.). Please be as specific as possible.**

North: Vacant - possibly some grazing for Ag use

South: Gas Station, Convenience Store

East: Vacant - possibly some grazing for Ag use

West: Highway 395 and access road (Larder Way)

4. **Hours of proposed operation:** 8pm to 6pm (office) **Days of operation:** 7

5. **Number of shifts:** 2 **Number of employees:** 2 / shift

6. **Number of deliveries or pick-ups:** 0 per day per week

7. **Number of visitors/customers:** 30 max per day 200 max per week

8. **Will the project increase noise levels in the immediate area?** ☐ Yes ☒ No

If yes, anticipated noise levels in decibels at:

50 feet _____ 100 feet _____ Property Line _____

9. **Describe existing structures and improvements to be used in conjunction with the proposed use, including their floor area:** No existing structures on site. Proposed restroom / shower / laundry facility will be built with the size being less than 800 sf.

10. **Maximum height (in feet) of existing structures:** 0

11. **Maximum height (in feet) of proposed structures:** 20 ft max

12. Describe any existing structures to be removed: N/A

13. Describe proposed structures and improvements (e.g., buildings, parking, roads, and sewer services, etc.). Please include dimensions and floor area: There will be an approximate 800 sf rest room / shower / laundry facility constructed in Phase #1 with a total of 15 RV spaces. 15 more RV spaces will be added in Phase #2. The access driveways, additional parking spaces, and sewage disposal system will be constructed

14. Describe the topography and physical environment at and surrounding the project site: The site slopes at 0.8% toward northwest corner of property with drainage swale exiting the site towards the westerly access road. The existing store and gas station to the south have been the only development at the Highway junction

15. Describe proposed exterior lighting, including location (attach lighting diagram if applicable): _____
There will be exterior lighting (down lighting) at the rest rooms and lighting (down) at the RV spaces meeting
Title 25 Standards

16. 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 ±4.3 acres

Quantity of cut: ±3500 cubic yards Quantity of fill: ±6500 cubic yards

17. Percentage of site to be covered by impervious surfaces (e.g., roads, driveways, and structures), including estimated impervious surfaces at project buildout: $\pm 40\%$

18. Number of existing parking spaces: 0 employee customer
 Number of proposed parking spaces: 3 employee 67 customer
 Describe surfacing of parking area: AC Paving (30 RV, 30 car, 7 guest)

Please attach a parking plan showing existing and proposed parking facilities.

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

20. For commercial, industrial and institutional developments, please attach a landscaping plan.

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

Electricity: PSREC Underground ☐ Overhead ☐

Telephone: FRONTIER Underground ☐ Overhead ☐

Water Supply: Existing Well ☐ New Well(s) ☒ Community Water ☐
Other ☐ _____

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: CS WASTE

LP/Natural Gas: TBD

If an extension of utility lines is necessary, indicate which services and the distance of the extension: ±300 ft - power; ±300 ft - phone

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

High School: Fort Sage School District

Elementary School: Fort Sage School District

Fire Protection: Doyle

Community Services District: N/A

Water: N/A

Sewer: N/A

Other: N/A

23. List all county, state, regional or federal agencies from which a permit or approval is or may be required, including type of permit required: Lassen County Public Works and Environmental Health
State of CA, HCD

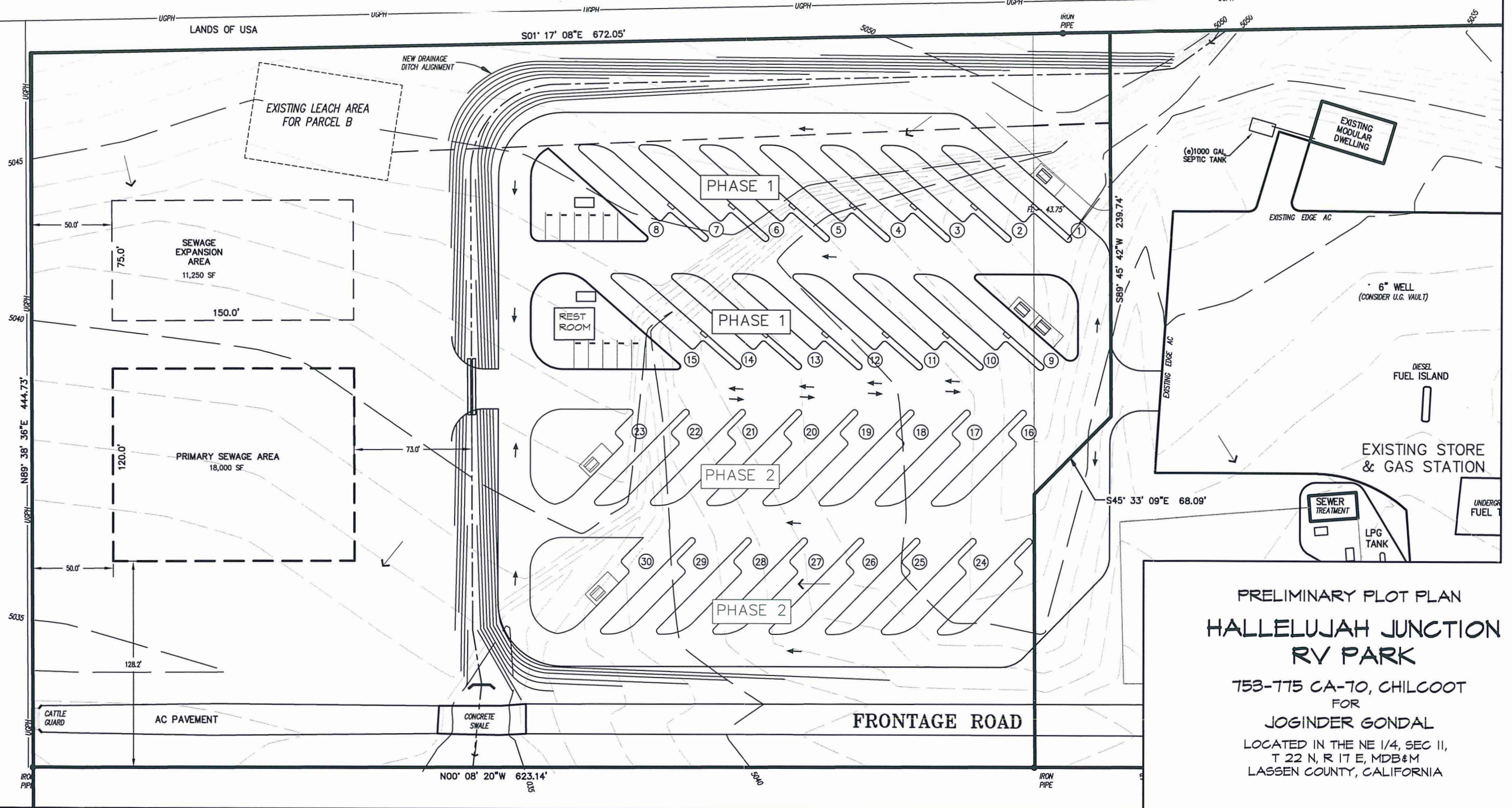


SCALE: 1"=60'

RECEIVED

JAN 14 2021

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES





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

RECEIVED
FEB 22 2021

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 2021-001

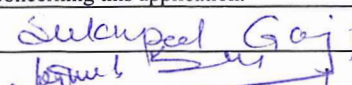
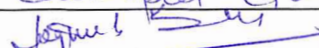
Property Owner/s	Property Owner/s
Name: SUKHPAL KAUR GAJJ	Name: JOGINDER SINGH GONDAL
Mailing Address: PO BOX 70	Mailing Address: PO BOX 70
City, ST, Zip: CHILCOOT, CA 96105	City, ST, Zip: CHILCOOT, CA 96105
Telephone: 916-812-1044 Fax:	Telephone: 916-812-1044 Fax:
Email: gonalravi@aol.com	Email: gondalravi@aol.com

Applicant/Authorized Representative*	Agent (Land Surveyor/Engineer/Consultant)
Same as above: <input checked="" type="checkbox"/>	Correspondence also sent to: <input checked="" type="checkbox"/>
Name:	Name: NST ENGINEERING, INC
Mailing Address:	Mailing Address: 1495 RIVERSIDE DRIVE
City, ST, Zip:	City, ST, Zip: SUSANVILLE, CA 96130
Telephone: Fax:	Telephone: 530-257-5173 Fax:
Email:	Email: nst@frontiernet.net License #: RCE36929

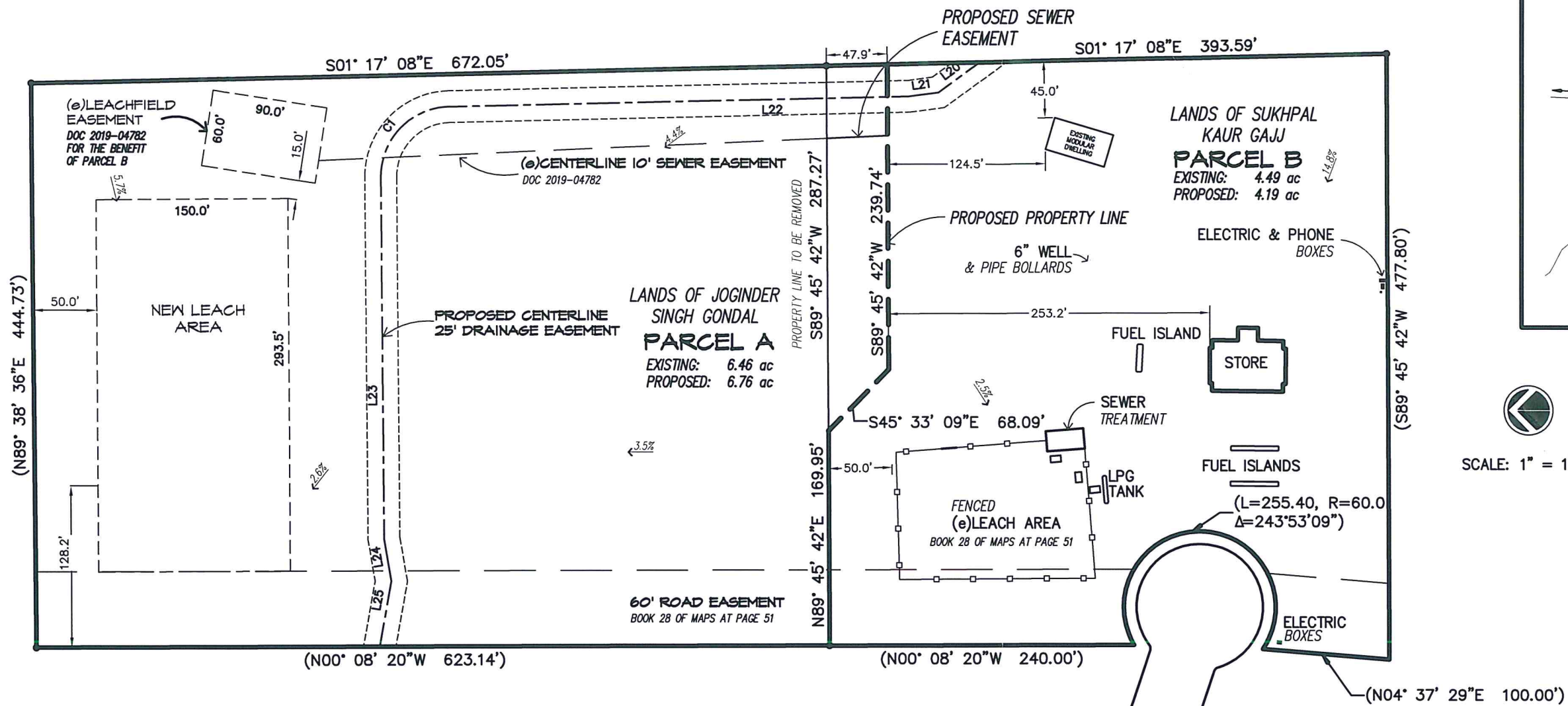
Project Address or Specific Location: 753-775 HWY 70, CHILCOOT, HALLELUJAH JUNCTION			
Deed Reference: Book:	Page:	Year:	Doc#:
Zoning: C-H HIGHWAY COMMERCIAL		General Plan Designation:	
Parcel Size (acreage): 6.76, 4.20 AC		Section: 11	Township: 22 Range: 17

Assessor's Parcel Number(s):	147 - 030 - 019	147 - 030 - 018	- -
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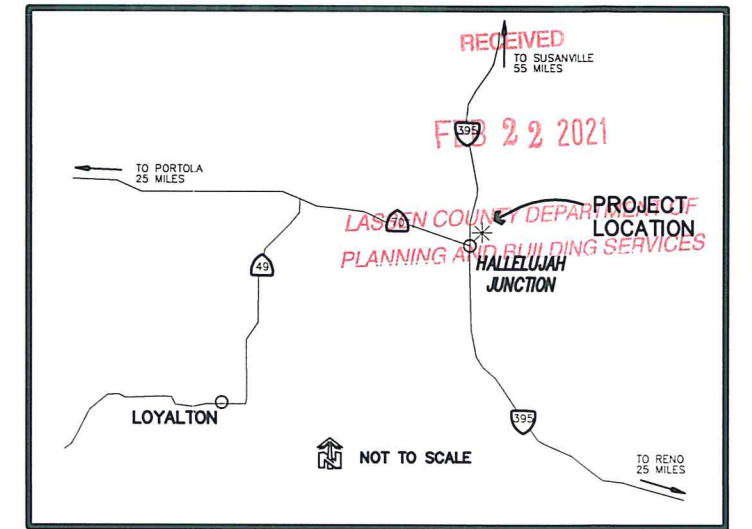
<input type="checkbox"/> Subdivision (5 or more parcels created)	
Number of Parcels: _____ Parcel Size Range: _____ (acres or square feet). Use: _____	
<input type="checkbox"/> Parcel Map (4 or fewer parcels created).	
Parcel No. A	Size: 6.76 ac (acres or square feet). Uses: UNDEVELOPED
Parcel No. B	Size: 4.20 ac (acres or square feet). Uses: COMMERCIAL
Parcel No. _____	Size: _____ (acres or square feet). Uses: _____
Parcel No. _____	Size: _____ (acres or square feet). Uses: _____

SIGNATURE OF PROPERTY OWNER(S): I HEREBY ACKNOWLEDGE THAT: I have read this application and state that the information given is both true and correct to the best of my knowledge. I agree to comply with all County ordinances and State laws concerning this application.	*SIGNATURE OF APPLICANT/AUTHORIZED REPRESENTATIVE (Representative may sign application on behalf of the property owner only if Letter of Authorization from the owner/s is provided).
 Date: 1/26/21	Date: _____
 Date: 1/26/21	Date: _____

See associated process form for required attachments.



() RECORD PER BOOK 28 OF MAPS, PAGE 51

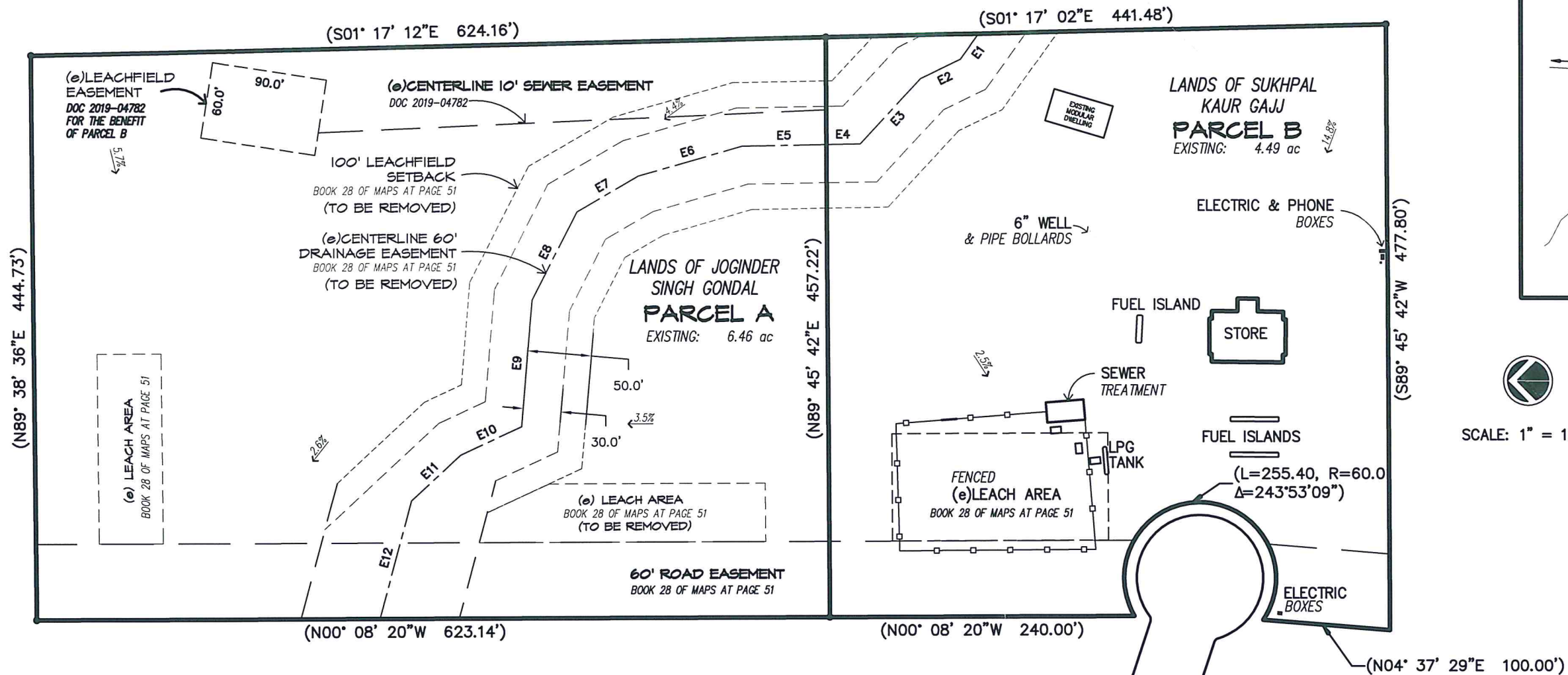


VICINITY MAP

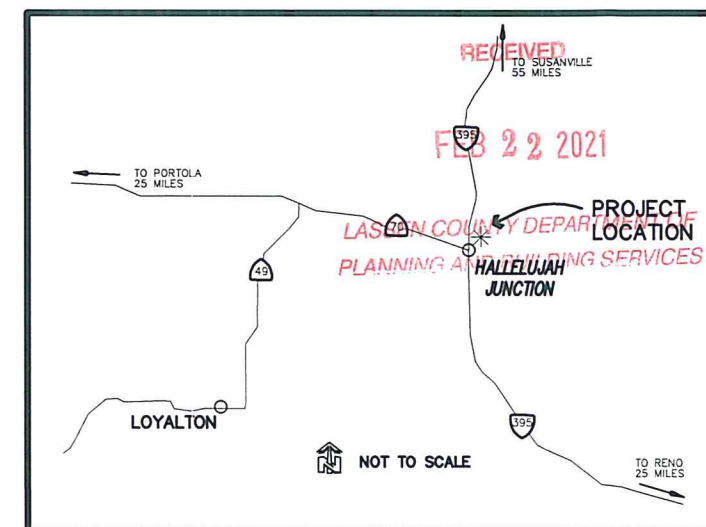
SCALE: 1" = 100'

DRAINAGE EASEMENT			
Line #/Curve #	Length	Direction/Delta	Radius
L20	40.04	S35° 59' 42"E	
L21	23.23	S07° 34' 09"E	
L22	361.95	S01° 17' 08"E	
C1	85.51	Δ=89°04'36"	55.0
L24	33.88	N80° 32' 36"E	
L25	52.67	S80° 01' 24"E	

TENTATIVE PARCEL MAP FOR
**JOGINDER SINGH GONDAL &
 SUKHPAL KAUR GAJJ**
 753-775 CA-70, CHILCOOT
 LOCATED IN THE NE 1/4, SEC II,
 T 22 N, R 17 E, MDB&M
 LASSEN COUNTY, CALIFORNIA



() RECORD PER BOOK 28 OF MAPS, PAGE 51



VICINITY MAP

(e) DRAINAGE EASEMENT		
Line #	Length	Direction
E1	25.00	S54° 00' 00"E
E2	35.00	S26° 00' 00"E
E3	70.00	S47° 00' 00"E
E4	26.60	S01° 00' 00"E
E5	66.40	S01° 00' 00"E
E6	85.00	S16° 00' 00"E
E7	56.00	S30° 00' 00"E
E8	78.00	S63° 00' 00"E
E9	100.00	S85° 00' 00"E
E10	53.00	S25° 00' 00"E
E11	53.00	S43° 00' 00"E
E12	96.60	S75° 00' 00"E

EXISTING LANDS OF
**JOGINDER SINGH GONDAL &
 SUKHPAL KAUR GAJJ**
 753-775 CA-70, CHILCOOT

LOCATED IN THE NE 1/4, SEC 11,
 T 22 N, R 17 E, MDB&M
 LASSSEN COUNTY, CALIFORNIA