

LASSEN COUNTY
TECHNICAL ADVISORY COMMITTEE AGENDA
UPSTAIRS CONFERENCE ROOM
707 NEVADA STREET
SUSANVILLE, CA 96130
THURSDAY, APRIL 7, 2022

For directions to the upstairs conference room, 707 Nevada Street, Susanville, please call the Planning and Building Services Department at (530) 251-8269.

9:00 a.m. Convene in Regular Session
Matters Initiated by the General Public

LOT LINE ADJUSTMENT #2022-002, Martin. The applicants are proposing a lot line adjustment between two legal parcels (three Assessor's parcels) that together total approximately 275 acres. "Parcel A" is currently 160 acres, and "Parcel B" is currently 115 acres. If the lot line adjustment were approved, Parcel A would become 40 acres, and Parcel B would become 235 acres. Currently, Parcel A is split zoned E-A and A-2-B-20 (Agricultural Residential, 20-acre Building Site Combining District), and Parcel B is zoned E-A (Exclusive Agricultural District). The parcels are designated "Intensive Agriculture," and "Agricultural/Residential", per the *Standish-Litchfield Area Plan, 1986*. The subject parcels are located approximately off of Standish Buntingville Road approximately one-half mile south of Highway 395 (at Standish). APNs 119-270-017, 019; 119-280-014. Staff Contact: Matt May, Planning Manager

PARCEL MAP #2022-001, Harkness. Proposal to divide a 9.68-acre parcel into two parcels; proposed resultant Parcel A-2-A would be 1.07 acres and proposed resultant Parcel A-2-B would be 8.61 acres. The subject parcel is zoned C-T (Town Service District) and has a "Town Center" land use designation in the *Lassen County General Plan, 2000*, per the *Standish-Litchfield Area Plan, 1986*. 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 470-825 County Road A-3 (Standish Buntingville Rd), Standish, CA 96128, approximately 12 miles east of Susanville, via U.S. Highway 395 North. APN: 119-270-064. Staff Contact: Nancy McAllister, Senior Planner

LOT LINE ADJUSTMENT #2022-001, Coombe/Nagel. The applicants are proposing a lot line adjustment between two parcels that together total approximately 145.74 acres. Parcel A (Coombe) is currently 3.89 acres and Parcel B (Nagel) is currently 141.85 acres. If approved, Parcel A would become approximately 4.69 acres and Parcel B would become approximately 141.05 acres. Parcel A is currently zoned R-1-B-3-AA-D (Single-Family Residential 3-Acre Building Site Accessory Animal Design Combining District) and has a General Plan land use designation of "Estate Residential" per the *Richmond/Gold Run Area Plan, 1993*. Parcel B is zoned P.U.D. (Planned Unit Development District), E-A (Exclusive Agricultural District), and E-A/P.U.D. (Exclusive Agricultural Planned Unit Development District) and has a General Plan land use designation of "Planned Unit Development" and "Agriculture" per the *Richmond/Gold Run Area Plan, 1993*. If the lot line adjustment were approved, Parcel A would include both the R-1-B-3-AA-D and P.U.D. zoning districts and both the "Estate Residential" and "Planned Unit Development" land use designations. The zoning and land use designations of Parcel B would remain the same. The proposed project is exempt from the California Environmental Quality Act (CEQA) under Section 15305 of the CEQA Guidelines. The address for Parcel A is 470-500 Hill Creek Road, Susanville, CA 96130; Parcel B has not been assigned an address. The subject parcels are located approximately five miles south of Susanville, via Richmond Road and Gold Run Road. Parcel A: APN 116-480-010; Parcel B: APN 116-230-092. Staff Contact: Nancy McAllister, Senior Planner

PARCEL MAP #2022-002, Pasqual. Proposal to divide a 47.85-acre parcel into two parcels; proposed resultant Parcel 1 would be 5 acres and proposed resultant Parcel 2 would be 42.85 acres. The subject parcel is primarily zoned A-2-B-5 (Agricultural Residential 5-Acre Building Site Combining District), with a lesser portion zoned A-2-B-80 (Agricultural Residential 80-Acre Building Site Combining District), and has a General Plan land use designation of "Rural Residential" per the *Pittville Area Plan, 1986*. 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 552-000 Day Road, McArthur, CA 96056, approximately 14 miles west of Bieber, via U.S. Highway 299. APN: 001-090-009. Staff Contact: Nancy McAllister, Senior Planner

<p>Distribution: County Planning & Building Services County Fire Warden's Office County Environmental Health Dept. County Assessor's Office County Road Dept. County Surveyor CAO</p>	<p>Agendas Only: Applicants/Agents BOS County Clerk County Counsel Treasurer/Tax Collector Post</p>
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Lassen County Planning and Building Services 530-251-8269 MLA: aje