

DEPARTMENT of PUBLIC WORKS

County of Lassen



PETE HEIMBIGNER Director
Public Works/Road/Transportation

707 Nevada Street, Suite 4
Susanville, CA 96130

☎ 530) 251-8288
FAX: (530) 251-2675

February 8, 2026

TO: Board of Supervisors
Agenda Date: February 17, 2026

FROM: Public Works

SUBJECT: Grant Permanent Easement to Clear Creek Community Services District (CCCSD) – APN 123-051-001

RECOMMENDATION: That the Board of Supervisors adopt the resolution granting a permanent easement to Clear Creek Community Services District (CCCSD) over County-owned property identified as APN 123-051-001, and authorize the Chair or County Administrative Officer to execute the Easement Deed.

DISCUSSION: The CCCSD has requested that the County grant a permanent easement for the installation, construction, reconstruction, replacement, operation, access, maintenance, and repair of a water pump house together with associated water pipelines, electric facilities, and appurtenant structures and improvements. The easement area is described in Exhibit A (Legal Description) and depicted on Exhibit B (Plat/Map) attached to and incorporated in the Easement Deed. The proposed Easement Deed includes standard provisions addressing CCCSD maintenance responsibilities, indemnification of the County, restrictions on structures/vegetation within the easement area, and restoration following construction. The resolution includes a finding that all applicable CEQA review has been completed for this action and that the action is in compliance with CEQA. The legal description has been reviewed the County Surveyor and County Counsel for accuracy and form.

ALTERNATIVE: Not Approve.

FINANCIAL IMPACT: No fiscal impact anticipated. Any CCCSD costs associated with construction, operation, maintenance, and repair of its facilities within the easement area are the responsibility of CCCSD.

OTHER AGENCY INVOLVEMENT: Clear Creek Community Services District

DEPARTMENT APPROVAL: _____

A handwritten signature in blue ink, appearing to be "Peter Heimbigner", written over a horizontal line.

REVIEWED FOR AGENDA: _____

RESOLUTION NO. ____ - ____

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LASSEN

**RESOLUTION GRANTING A PERMANENT EASEMENT TO CLEAR CREEK
COMMUNITY SERVICES DISTRICT AND MAKING CEQA FINDINGS**

WHEREAS, the County of Lassen ("County") owns certain real property in the unincorporated area of the County of Lassen, State of California, identified in the proposed Easement Deed as APN 123-051-001 ("County Property");

WHEREAS, Clear Creek Community Services District ("CCCSD") has requested that the County grant CCCSD a permanent easement in, over, across, and through the County Property, as more particularly described in Exhibit A (Legal Description) and depicted on Exhibit B (Plat/Map) attached to and incorporated in the Easement Deed;

WHEREAS, the purpose of the easement is for the installation, construction, reconstruction, replacement, operation, access, maintenance, and repair of a water pump house together with all associated water pipelines, electric facilities, and all appurtenant structures and improvements on the County Property;

WHEREAS, the Easement Deed provides, among other terms, for perpetual ingress and egress for CCCSD's easement purposes, CCCSD indemnification of the County, CCCSD maintenance and repair obligations and the right to clear vegetation and materials interfering with use, the County's reserved rights to use the area so long as not inconsistent, and restoration following construction;

WHEREAS, the Board of Supervisors desires to authorize execution and delivery of the Easement Deed granting said permanent easement to CCCSD consistent with the attached Exhibits A and B;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Lassen, State of California, as follows:

1. Approval of Easement Grant. The Board hereby approves the grant to Clear Creek Community Services District of a permanent easement over the County Property as described in Exhibit A and depicted on Exhibit B, for the purposes stated in the Easement Deed.

2. Authorization to Execute. The Chair of the Board of Supervisors or the County Administrative Officer (Resolution No. 00-003) is hereby authorized and directed to execute, on behalf of the County, the Easement Deed granting the easement to CCCSD.

3. Clerk and Recording. The Clerk of the Board and/or other designated County staff are authorized and directed to take all actions necessary to complete the transaction, including obtaining required signatures/acknowledgments and causing the Easement Deed to be recorded with the Lassen County Recorder.

4. CEQA Findings Adopted. The Board hereby finds that all applicable California Environmental Quality Act (CEQA) review has been completed for the action authorized by this Resolution and that the action is in compliance with CEQA.

The foregoing resolution was adopted at a regular meeting of the Board of Supervisors of the County of Lassen, State of California, held on the ____ day of _____, 2026, by the following vote:

AYES: _____

NOES: _____

ABSENT: _____

Chairman of the Board of Supervisors
County of Lassen, State of California

ATTEST
Julie Bustamante
Clerk of the Board

BY: _____

I, MICHELE YDERRAGA, Deputy Clerk of the Board of the Board of Supervisors, County of Lassen, do hereby certify that the foregoing resolution was adopted by the said Board of Supervisors at a regular meeting thereof held on the ____ day of _____, 20____.

Deputy Clerk of the County of Lassen
Board of Supervisors

Attachments (by reference):

- Easement Deed (County of Lassen to Clear Creek Community Services District)
- Exhibit A - Easement Legal Description
- Exhibit B - Easement Plat/Map

RECORDING REQUESTED BY:

Clear Creek CSD

WHEN RECORDED RETURN TO:

**Clear Creek CSD
666-975 Hwy 147
Westwood, CA 96137**

APN: 123-051-001

**THE AREA ABOVE IS RESERVED
FOR RECORDER'S USE**

EASEMENT DEED

THE UNDERSIGNED GRANTOR DECLARES:

Documentary Transfer Tax – \$0 (not applicable)

City Transfer Tax – \$0 (not applicable)

unincorporated area; City of _____

Exempt from transfer tax; reason: easement deed only

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **COUNTY OF LASSEN, a political subdivision of the State of California**, herein referred to as “Grantor”,

HEREBY GRANTS to **CLEAR CREEK COMMUNITY SERVICES DISTRICT, a California Special District**, herein referred to as “Grantee”, a permanent easement in, over, across, and through the real property located in the unincorporated area of the County of Lassen, State of California, as described in **Exhibit A** and depicted on **Exhibit B**, attached hereto and incorporated herein by reference.

THE PURPOSE(S) OF THE EASEMENT shall be for the installation, construction, reconstruction, replacement, operation, access, maintenance, and repair of a water pump house together with all associated water pipelines, electric facilities, and all appurtenant structures and improvements on the Grantor’s real property.

With respect to the easement hereby conveyed, the Grantor and Grantee, by their acknowledgment hereof, for themselves and their respective successors and assigns hereby agree as follows:

- a) The grant of easement includes the perpetual right of ingress and egress over the real property for all purposes necessary or convenient for the installation, construction, operation, maintenance, repair, and replacement of the Grantee’s facilities within the easement area.
- b) The Grantee will indemnify and hold harmless the Grantor from and against any loss, damage, or liability arising out of the Grantee’s exercise of its rights under this easement.
- c) The Grantee shall be responsible for the maintenance and repair of its facilities installed within the easement and shall have the right to clear and keep the easement area free of any materials or vegetation that may interfere with the Grantee’s use of the easement or its facilities.
- d) The Grantor reserves for themselves and their successors and assigns the right to use the easement area for any purposes that are not inconsistent with this easement, but agrees not to erect buildings or structures, place materials, or plant vegetation within the easement.
- e) Following the construction of new improvements, the Grantee shall restore the easement area to its previous grade and to a condition reasonably similar to its prior condition, in accordance with current industry standards.

IN WITNESS WHEREOF, the Grantor has executed this easement on this

____ day of _____, 2025

GRANTOR:

COUNTY OF LASSEN

By: _____

Name: _____

Title: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of _____

On _____ before me, _____, Notary Public,
personally appeared _____, who proved to me on
the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed
to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the person(s) acted,
executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

ACCEPTANCE

The undersigned does hereby accept the above-described easement and agreements.

GRANTEE

By: _____
Steven Lee Sader,
General Manager

On: _____
(Date)

ATTEST:

By: _____

EXHIBIT A

Easement Description

An easement over and across that certain real property situate in the unincorporated area of the County of Lassen, State of California, lying within Section 11, Township 28 North, Range 8 East, M.D.M., being more particularly described as follows:

Those portions of Lots 88 and 91, as shown on that certain map entitled "Clear Creek Subdivision", filed for record July 1, 1947, in Book 2 of Maps, Pages 19 through 22, Lassen County Records, lying within a strip of land of variable width, the centerline of which is described as follows:

COMMENCING at a 3/4 inch iron pipe marking the most northerly corner of Lot 92 of said map, from which a 3/4 inch iron pipe marking the northwest corner of Lot 94 of said map bears South 27°46'35" West, a distance of 99.6 feet;

thence along a southeasterly prolongation of the northerly line of said Lot 91 and the northerly line of said Lots 91 and 88, North 72°14'27" West, a distance of 153.36 feet to the **TRUE POINT OF BEGINNING**;

thence along the centerline of a strip of land being 20.00 feet in width with 10.00 feet lying on each side of said centerline, South 48°03'22" West, a distance of 34.20 feet, to a point from which said 3/4 inch iron pipe marking the most northerly corner of said Lot 92 bears South 82°03'39" East, a distance of 173.15 feet, said point being the beginning of a strip of land having a width of 50.00 feet, with 25.00 feet lying on each side of the centerline;

thence along the centerline of said 50.00 feet wide strip of land, South 48°03'22" West, a distance of 32.82 feet to a point hereinafter referred to as **Point A**;

thence continuing along the centerline of said 50.00 feet wide strip of land, South 48°03'22" West, a distance of 13.07 feet, to the beginning of a strip of land having a width of 25.00 feet, with 15.00 feet on the right of the centerline and 10.00 feet on the left of the centerline, travelling in the direction of traverse;

thence along the centerline of said 25.00 feet wide strip of land, South 48°03'22" West, a distance of 20.43 feet;

thence continuing along said centerline of said 25.00 feet wide strip of land, South 43°36'57" East, a distance of 109.81 feet, to a point in the southerly line of said Lot 91, said point being the **POINT OF TERMINATION** of this strip of land of variable width.

The sidelines of said strip of land shall be lengthened or shortened so as to terminate in the northerly line of said Lot 88 and the southerly and easterly lines of said Lot 91.

TOGETHER WITH all of Lot 84 and those portions of Lots 85, 86, and 88 of said "Clear Creek Subdivision", lying within a strip of land having a width of 15.00 feet, with 7.50 feet lying on each side of the centerline, of which is described as follows:

BEGINNING at the hereinbefore referenced **Point "A"**; thence North 87°07'23" West, a distance of 90.95 feet; thence South 62°52'37" West, a distance of 154.63 feet to a point in the southwesterly line of said Lot 85, said point being the **POINT OF TERMINATION** of this strip of land.

The sidelines of said strip of land shall be lengthened or shortened so as to terminate in the southwesterly line of said Lot 85.

Surveyor's Note: Bearings shown hereon are grid based upon the California Coordinate System of 1983 (CCS83), Zone 1, unless noted otherwise. Distance values herein are ground.

CONTAINING: 21,582 square feet, more or less.

SUBJECT TO all Covenants, Rights, Rights-of-Way and Easements of Record, if any.

EXHIBIT "B" attached and by this reference made a part hereof.

THIS DESCRIPTION WAS PREPARED BY ME:

Jesse Lenaker

Jesse J. Lenaker, L.S. 8515

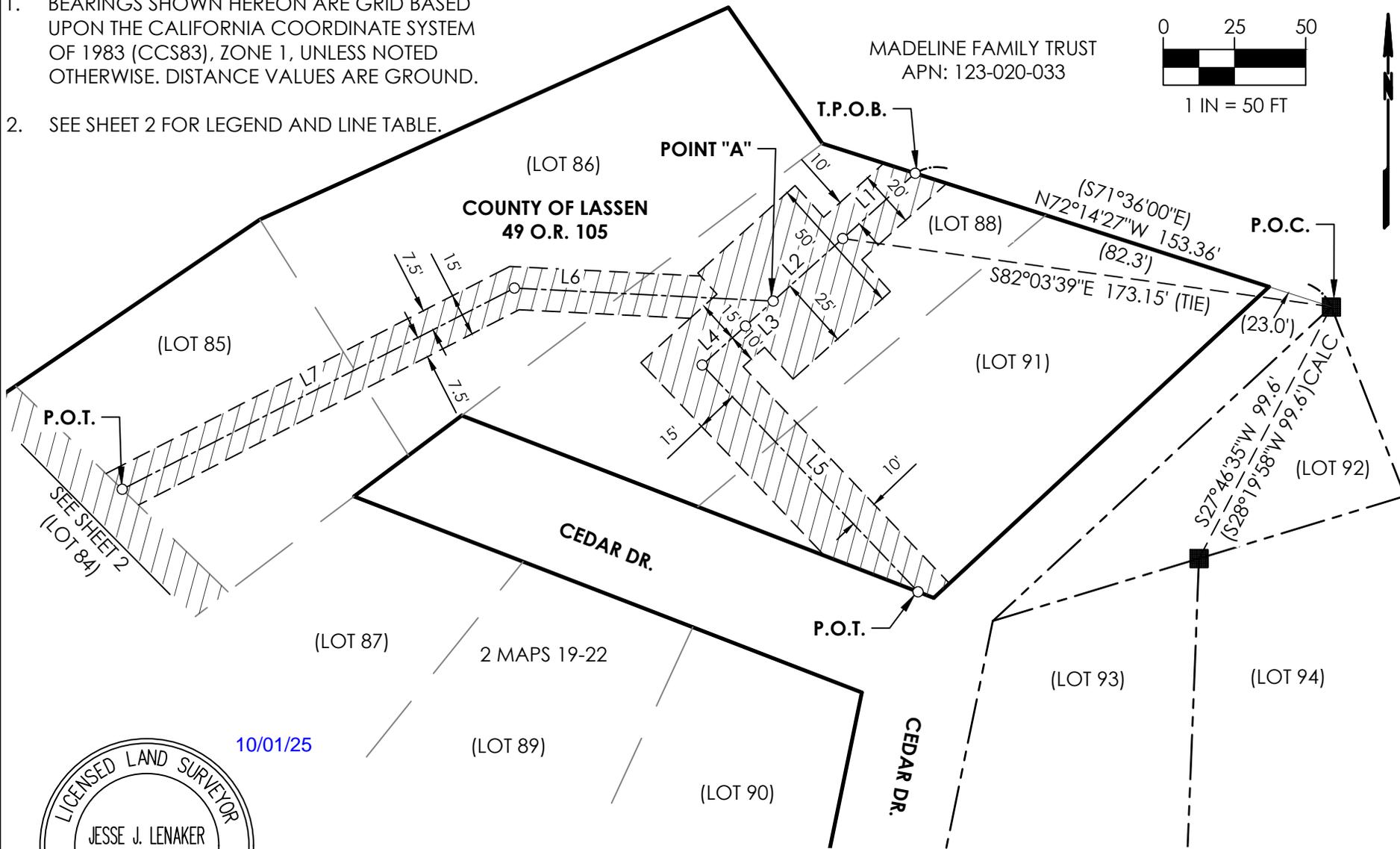
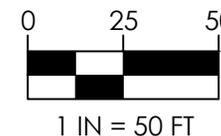


10/01/25

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE GRID BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE 1, UNLESS NOTED OTHERWISE. DISTANCE VALUES ARE GROUND.
2. SEE SHEET 2 FOR LEGEND AND LINE TABLE.

SEC.11, T.28.N, R.8.E, M.D.M



10/01/25

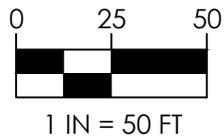


EXHIBIT B

SHEET 1 OF 2

DATE: 9/23/25

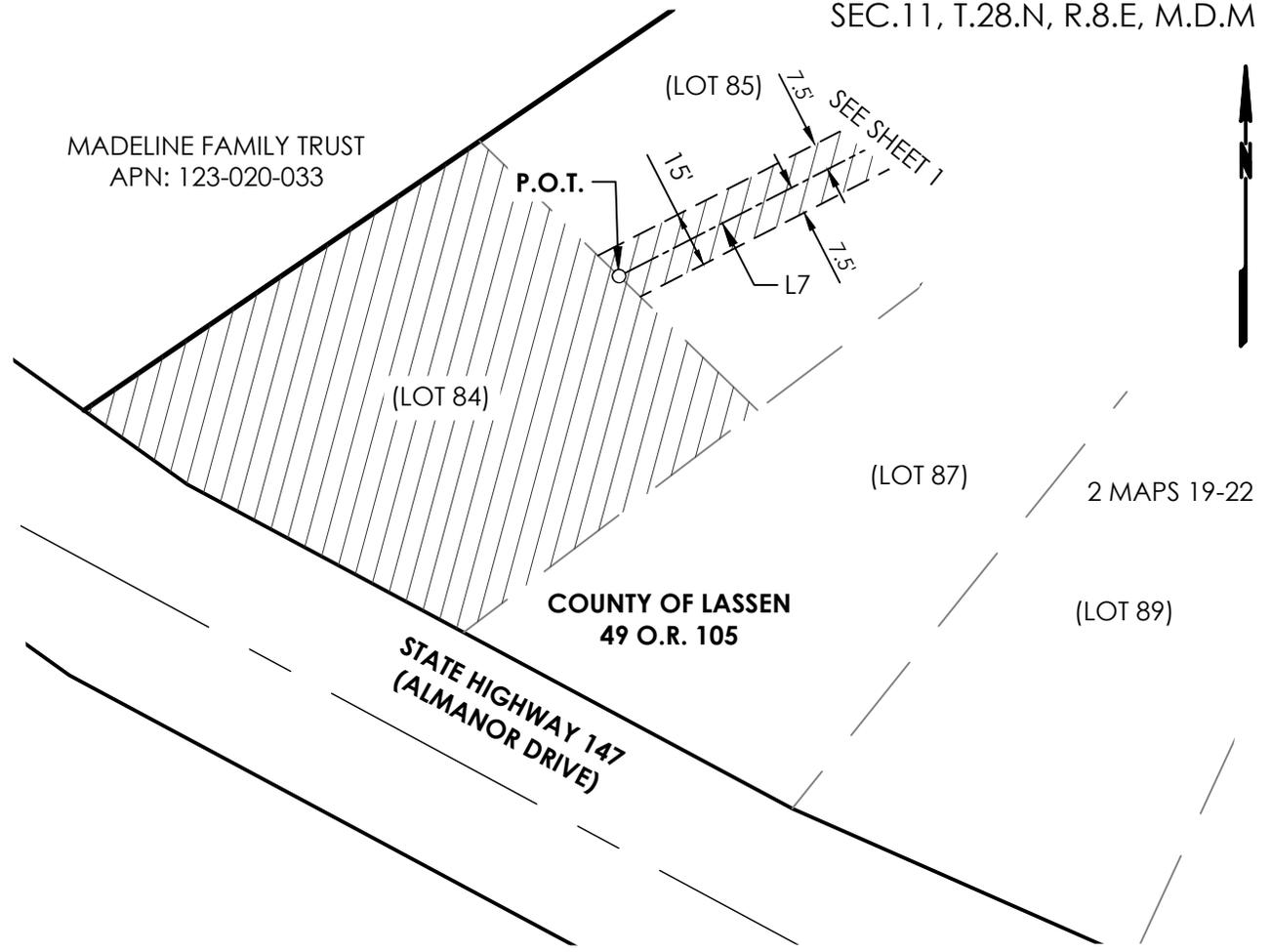
JOB # 2644.03



SEC.11, T.28.N, R.8.E, M.D.M

LEGEND

-  EASEMENT AREA - 21,582 SQ. FT. ±
-  DIMENSION POINT
-  FOUND 3/4" IRON PIPE PER 2 MAPS 19-22
- T.P.O.B.** TRUE POINT OF BEGINNING
- P.O.C.** POINT OF COMMENCEMENT
- P.O.T.** POINT OF TERMINATION
- (~) RECORD DATA PER 2 MAPS 19-22



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S48°03'22"W	34.20'
L2	S48°03'22"W	32.82'
L3	S48°03'22"W	13.07'
L4	S48°03'22"W	20.43'
L5	S43°36'57"E	109.81'
L6	N87°07'23"W	90.95'
L7	S62°52'37"W	154.63'



EXHIBIT B

SHEET 2 OF 2
DATE: 9/23/25
JOB # 2644.03