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December 16, 2025

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## County of Lassen

### Department of Planning and Building Services

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

**Gaylon F. Norwood, Director**

707 Nevada Street, Suite 5

Susanville, CA 96130-3912

**Main Phone: 530 251-8269**

Fax: 530 251-8373

email: landuse@co.lassen.ca.us

website: www.co.lassen.ca.us

December 4, 2025

Building Inspection Requests

Phone: 530 257-5263

TO: Lassen County Board of Supervisors  
Agenda Date: December 16, 2025

FROM: Gaylon Norwood, Director *GN*  
Don Willis, County Surveyor *DW*

SUBJECT: Resolution to approve Parcel Map No. 2023-001 for Pamela Lynne Forgash and Jesse Paul Forgash, being a proposed minor land division of real property that is located in a portion of Section 14, Township 28 North, Range 13 East, Mount Diablo Base and Meridian, in Lassen County, California.

#### ACTION REQUESTED:

That the Board of Supervisors adopt a resolution approving Parcel Map No. 2023-001 for Pamela Lynne Forgash, a single woman, and Jesse Paul Forgash, a single man. The proposed project is a minor land division that proposes to create a 4.49 acre parcel and a 3.26 acre parcel from an existing 7.75 acre parcel. The subject property is located along Standish-Buntingville Road in Janesville, California, and is within a portion of Section 14, Township 28 North, Range 13 East, Mount Diablo Base and Meridian.

#### SUMMARY

On August 1, 2023, the Lassen County Planning Commission adopted Resolution No. 8-01-23 which conditionally approved Parcel Map Application No. 2023-001 for Pamela Lynne Forgaash and Jesse Paul Forgash, subject to seventeen (17) conditions of approval.

The Lassen County Surveyor and the Secretary of the Planning Commission have determined that all seventeen (17) conditions of approval per said Resolution No. 8-01-23, for said Parcel Map Application No. 2023-001, have been met.

Note that the approved tentative parcel map originally had an expiration date of August 1, 2025, however the California State Legislature, through Section 65914.4 of the Government Code, provided an automatic eighteen month extension for tentative parcel maps that were approved prior to January 1, 2024, and which were set to expire prior to December 31, 2025. This parcel map was approved on August 1, 2023 and was set to expire on August 1, 2025, therefore it receives an automatic eighteen month extension.

GFN:dw

## RESOLUTION NO. \_\_\_\_\_

RESOLUTION OF THE LASSEN COUNTY BOARD OF SUPERVISORS TO  
APPROVE PARCEL MAP NO. 2023-001, A PARCEL MAP FOR PAMELA LYNNE  
FORGASH AND JESSE PAUL FORGASH.

WHEREAS, Pamela Lynne Forgash, a single woman, and Jesse Paul Forgash, a single man, seek to subdivide a parcel of land owned by them that is located in a portion of Section 14, Township 28 North, Range 13 East, Mount Diablo Base and Meridian, in Lassen County, California, and to this end have submitted an application for approval of Tentative Parcel Map No. 2023-001 to the Lassen County Department of Planning and Building Services; and

WHEREAS, the Environmental Review Officer of the County of Lassen has determined that the project is not subject to further environmental review under the requirements of the California Environmental Quality Act pursuant to Section 15183 of the Guidelines; and

WHEREAS, Tentative Parcel Map No. 2023-001 was conditionally approved by the Lassen County Planning Commission on August 1, 2023 by Resolution No. 8-01-23; and

WHEREAS, the approval or conditional approval of tentative parcel maps shall expire twenty-four months from the date the Planning Commission approves or conditionally approves the tentative parcel map in accordance with Section 16.20.120(a) of the Lassen County Code, however the California State Legislature, as codified in Section 65914.4 of the Government Code, approved an automatic eighteen month extension to tentative parcel maps that were approved prior to January 1, 2024 and which were set to expire prior to December 31, 2025; and

WHEREAS, said Planning Commission Resolution No. 8-01-23 required seventeen (17) conditions of approval for the subdivision of this property and the recording of Parcel Map No. 2023-001; and

WHEREAS, all seventeen (17) conditions established by said Planning Commission Resolution No. 8-01-23 for the subdivision of this property and the approval and recording of Parcel Map No. 2023-001 have been acceptably met by the applicants.

## NOW, THEREFORE BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Lassen County Board of Supervisors concurs with the findings of Lassen County Planning Commission Resolution No. 8-01-23.
3. The Lassen County Board of Supervisors hereby approves Parcel Map No. 2023-001, a Parcel Map for Pamela Lynne Forgash and Jesse Paul Forgash.

RESOLUTION NO. \_\_\_\_\_

4. The Lassen County Board of Supervisors hereby accepts the 10 feet wide easement offered for dedication to the County of Lassen for public road and public utility purposes along Standish-Buntingville Road, County Road No. 301, as said easement is shown on said Parcel Map No. 2023-001.
5. The Lassen County Board of Supervisors hereby approves the recording of said Parcel Map No. 2023-001, a Parcel Map for Pamela Lynne Forgash and Jesse Paul Forgash, in the Office of the Lassen County Recorder.

The foregoing resolution was adopted at a regular meeting of the Lassen County Board of Supervisors of the County of Lassen, State of California, held on the \_\_\_\_th day of \_\_\_\_\_, 2025 by the following vote:

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

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

ATTEST:  
JULIE BUSTAMANTE  
Clerk of the Board

BY \_\_\_\_\_  
MICHELE J. YDERRAGA, Deputy Clerk of the Board

I, MICHELE J. 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 \_\_\_\_th day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Deputy Clerk of the County of Lassen Board of Supervisors

### SURVEYOR'S STATEMENT

This map was prepared by me under my direction and is based upon a field survey in conformity with the requirements of the Subdivision Map Act and local ordinances at the request of Pamela L. Forgash & Jesse P. Forgash in February, 2024.

I hereby state that this parcel map substantially conforms to the approved Tentative Map, and all monuments are of the character and occupy the positions shown on the map and are sufficient to enable this survey to be retraced.



*Don E. Willis* Date: 12/14/25  
Vernon H. Templeton, L.S. 4647

### COUNTY SURVEYOR'S STATEMENT

I, Don E. Willis, hereby state that I examined this Parcel Map and that the subdivision shown hereon is substantially the same as it appeared on the Tentative Map and any approved alterations thereof. I further state that this Parcel Map complies with all provisions of Chapter 2 of the California Subdivision Map Act, as amended, and all applicable ordinances of Lassen County. Applicable to the time of approval of the tentative map and I am satisfied this map is technically correct.

*Don E. Willis* Date: 12/14/25  
Don E. Willis, L.S. 4647  
Lassen County Surveyor

### COUNTY PLANNING COMMISSION CERTIFICATE

I, *Gaylan E. McNeese*, Secretary of the Lassen County Planning Commission, hereby certify that Tentative Parcel Map 2023-001 was approved by the Lassen County Planning Commission, on August 1, 2023 and that the final Parcel Map complies with the conditions of said Tentative Parcel Map approval.

*Gaylan E. McNeese* Date: 12-4-2025  
Secretary

### SUPERVISOR'S CERTIFICATE

The Lassen County Board of Supervisors approved this Parcel Map for Pamela L. Forgash & Jesse P. Forgash on this \_\_\_\_\_ day of \_\_\_\_\_, 2025 per Lassen County Ordinance No. 2022-12. The easement offered and shown on Sheet 2 of 2 along the southerly 10 feet of Parcels A & B was accepted on behalf of the public for public road and public utility purposes.

\_\_\_\_\_  
Chairman, Board of Supervisors

### COUNTY RECORDER'S STATEMENT

Filed this \_\_\_\_\_ day of \_\_\_\_\_, 2025 at \_\_\_\_\_ m. in Book \_\_\_\_\_ of Maps at Pages \_\_\_\_\_ at the request of Vernon H. Templeton. Fee: \$ 85.00

Julie Brullemonte, Lassen County Recorder

### COUNTY TAX COLLECTOR'S CERTIFICATE

I, *Gaylan E. McNeese*, Tax Collector of Lassen County, certify that there are no tax liens against APN 129-280-003 as hereon set forth, or any unpaid State, County, Municipal, or Local taxes, or special assessments collected as taxes, except taxes which are a lien but not yet due or payable. I estimate the latter to be in an amount not to exceed \$2,400.00 if recorded by December 31, 2025.

*Gaylan E. McNeese* Date: 12-4-25  
Tax Collector

### OWNER'S STATEMENT

We, Pamela Lynne Forgash & Jesse Paul Forgash, hereby certify as follows:  
1. We have no other interest in the real property described in this map, except as herein provided.  
2. We, Pamela Lynne Forgash, a single woman, & Jesse Paul Forgash, a single man, do hereby consent to the preparation & recordation of this map.  
3. We hereby offer for dedication to the County of Lassen, or its successor in interest, an easement for public road and public utility purposes over the southerly 10 feet of Parcels A & B as shown on Sheet 2 of 2.  
4. The within offer of dedication shall remain in full force and effect not withstanding any rejection thereof or failure to accept by the County of Lassen, or its successors in interest, may, at any time whatsoever, rescind said rejection and/or accept said offer.  
5. The easement shall be a right of way for a 20' wide water line easement for the use of the public and shall be dedicated to the public use and shall be reserved by the owners and shall be granted to any subsequent owner of said Parcel B.

*Pamela Lynne Forgash* *Jesse Paul Forgash*  
Pamela Lynne Forgash Jesse Paul Forgash

### TRUSTEE'S STATEMENT

1. Chicago Title Company, Trustee under Deed of Trust recorded December 11, 2023, Instrument Number 2003-12533

Recorded in the Official Records of the Clerk/Recorder of Lassen County, per hereby consent to the preparation and recordation of this map.

*Donna E. McNeese* Date: 11/24/2025  
Donna E. McNeese, Trustee

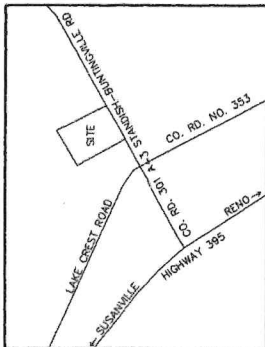
### NOTARY ACKNOWLEDGEMENT

A notary public or other officer competent to administer oaths and take acknowledgments, hereby certifies that the foregoing instrument was executed by the persons named herein, and that the contents of the same are true and correct.

STATE OF California }  
COUNTY OF Lassen }  
On 11/24/25, before me, *Kayla Elaine Wheeler*, a Notary Public in and for said State, appeared *Pamela Lynne Forgash* and *Jesse Paul Forgash*, 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.

*Kayla Elaine Wheeler*  
Notary Public  
Lassen County  
Commission # 24780846  
Expires 11/11/2027



VICINITY MAP  
(NOT TO SCALE)

### NOTARY ACKNOWLEDGEMENT

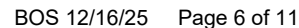
A notary public or other officer competent to administer oaths and take acknowledgments, hereby certifies that the foregoing instrument was executed by the persons named herein, and that the contents of the same are true and correct.

STATE OF California }  
COUNTY OF Lassen }  
On 11/24/25, before me, *Kayla Elaine Wheeler*, a Notary Public in and for said State, appeared *Pamela Lynne Forgash* and *Jesse Paul Forgash*, 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.

*Kayla Elaine Wheeler*  
Notary Public  
Lassen County  
Commission # 24780846  
Expires 11/11/2027

PARCEL MAP FOR  
PAMELA LYNN FORGASH &  
JESSE PAUL FORGASH  
IN SECTION 14, T.28N., R.13E., M.D.B. & M.  
LASSON COUNTY, CALIFORNIA  
NST  
REGISTERED MAIL  
FEBRUARY 2024  
2003-006



RESOLUTION NO. 8-01-23RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION APPROVING  
PARCEL MAP APPLICATION #2023-001, FORGASH; APN 129-280-003

WHEREAS, the Planning Commission of Lassen County, after due notice, and a public hearing conducted August 1, 2023, has considered Parcel Map Application #2023-001, Forgash, proposing to divide a 7.72-acre parcel into a 4.44-acre parcel and a 3.28-acre parcel; and

WHEREAS, the Environmental Review Officer has determined that the proposed parcel map application is not subject to further environmental review under the California Environmental Quality Act pursuant to Section 15183 of the Guidelines.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Planning Commission finds that the proposed parcel map application is consistent with the *Lassen County General Plan, 2000*, and the *Janesville Planning Area Amendment, 1993*, and that the proposed parcels are consistent with permissible parcel sizes and uses under the A-2-B-4 zoning district.
3. The Planning Commission hereby adopts the recommended findings determined through Technical Review.
4. The Planning Commission hereby concurs with the Environmental Review Officer that the proposed parcel map is not subject to further environmental review under the California Environmental Quality Act pursuant to Section 15183 of the Guidelines.
5. The Planning Commission hereby approves Parcel Map #2023-001, Forgash, subject to the conditions set forth in Exhibit "A" attached hereto.



RESOLUTION NO 8-01-23  
Page 2 of 5

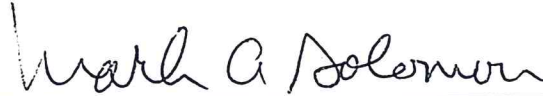
PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the 1<sup>st</sup> day of August, 2023, by the following vote:

AYES: Commissioners Askew, Higgins, Solomon, Clark and Shaw

NOES: None


ABSTAIN: None

ABSENT: None



Chairman  
Lassen County Planning Commission

ATTEST:



Maurice L. Anderson, Secretary  
Lassen County Planning Commission



EXHIBIT "A"  
RECOMMENDED CONDITIONS OF APPROVAL  
PARCEL MAP #2023-001, Forgash

1. The final map for Parcel Map #2023-001 shall meet all provisions of Title 16 Subdivisions, as determined by the Lassen County Surveyor and the Lassen County Planning Commission.
2. Prior to recordation of the parcel map, the applicants must record an easement, or an easement must be shown on parcel map, granting resultant Parcel B access to the associated well located on resultant Parcel A.
3. Prior to recordation of the parcel map, the applicants must obtain written confirmation from the Lassen County Fire Warden that the proposed parcel map meets all requirements of Lassen County Code Chapter 9.16, or otherwise obtain an exception from the Fire Warden.
4. Multiple access shall be required, unless a recommendation otherwise is made by the county fire warden or the responsible fire protection agency, and approved by the county, prior to recordation of the final map for Parcel Map #2023-001, based on one or more of the findings listed in Lassen County Code Section 9.16.190.
5. A note shall be recorded on the final map for Parcel Map #2023-001 requiring that in the event any archeological or cultural resources are discovered during construction or any ground disturbing activities, such work is to be halted in the immediate area of the discovery until a qualified archeologist, retained at the project proponent's expense, is consulted to assess the find's significance and recommend appropriate mitigation measures, which the project proponent shall implement to reduce potentially significant impacts to identified cultural resources to a less than significant level.
6. Owners, owner's agent(s) or applicants shall satisfy and the project shall meet all applicable requirements provided by law.
7. The parcel shall be subdivided as shown on the tentative parcel map submitted on June 9, 2023 for Parcel Map No. 2023-001.
8. Owners shall offer for dedication to the County of Lassen an easement for public road and public utility purposes over the most southerly 10 feet of the subject property, thus creating an approximate 30 feet wide right-of-way lying northerly of the centerline of Standish-Buntingville Road, County Road No. 301.

9. Owners shall cause a field survey of the parcels shown on the tentative parcel map submitted for Parcel Map No. 2023-001 to be completed in accordance with Section 66448 of the Subdivision Map Act and Section 16.20.170 of the Lassen County Code.
10. 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 the tentative parcel map submitted for Parcel Map No. 2023-001, the parcel map shall contain a note stating the construction of improvements required by the conditional approval of the tentative parcel map submitted for Parcel Map No. 2023-001 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.
11. Owners, owner's agent(s) or applicants shall provide information and/or required documentation to demonstrate the project meets all applicable requirements established by the Subdivision Map Act and Lassen County Code. The applicants shall also provide documentation required to demonstrate that all conditions of approval for Parcel Map No. 2023-001 have been satisfied or fulfilled.
12. Owners, owner's 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 16.20.180 and 16.20.190, 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. 2023-001, which affect the parcel being subdivided or those being created. This review submittal shall also include the following:
  - (a) A current Condition of Title report for the property shown on the tentative parcel map submitted for Parcel Map No. 2023-001.
  - (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, GLO maps and field notes) used to prepare the parcel map.
  - (d) Copies of other maps, documents and data used to prepare the parcel map if unavailable in the Lassen County Surveyor's Office.
  - (e) All fees required for this review.
13. 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 16.20.220, and all conditions of the conditional approval of the tentative parcel map submitted for Parcel Map No. 2023-001 have been acceptably met, the owners, owner's



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 16.20.230 and 16.20.240. 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.

14. If there are any Deeds of Trust on the property, either the Trustee or the Beneficiary shall sign a certificate statement on the parcel map approving of the subdivision and the recording of the parcel map in accordance with Section 66445(e) of the Subdivision Map Act and Section 16.20.190(C)(1)(2) of the Lassen County Code.
15. Prior to recordation of Parcel Map No. 2023-001, evidence shall be provided to the Lassen County Surveyor's Office which demonstrates that the Lassen County Tax Collector is satisfied that all current and delinquent property taxes have been paid, including funds deposited that are equivalent to all estimated taxes which have become a lien not yet due or payable, for all parcels involved in the proposed land division.
16. The project as proposed would result in each single-family residence maintaining its onsite wastewater treatment system. If an onsite wastewater treatment system requires repair or replacement in the future and/or if a new onsite treatment system is required by the applicants will need to comply with current onsite wastewater system permitting procedures.
17. The project as proposed would result in Parcel A maintaining both existing water wells. A source of water must be identified for Parcel B, either by drilling of a new well or the recording of an easement for continuance of use of the well on Parcel A. Any new wells drilled will need to comply with current well drilling permit procedures.