

ORDINANCE NO. _____

Ordinance adding Section 16.40.120 (Designation of Building Sites at the Spaulding Eagle Lake Tract) to the Lassen County Code, repealing Section 12.12.021 of the Lassen County Code and adding a fee for processing the Building Site Designation to Section 3.18.020.

The following ordinance, consisting of five sections, was duly and regularly passed and adopted by the Board of Supervisors of the County of Lassen, State of California, at a regular meeting of the Board of Supervisors held on the _____ day of _____, 2023, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

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

Attest:
JULIE BUSTAMANTE
Clerk of the Board

By: _____
MICHELE YDERRAGA, Deputy Clerk of the Board

I, MICHELE YDERRAGA, Deputy Clerk of the Board of the Board of Supervisors, County of Lassen, do hereby certify that the foregoing ordinance 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

**THE BOARD OF SUPERVISORS OF THE COUNTY OF LASSEN
ORDAINS AS FOLLOWS:**

SECTION ONE: This ordinance shall take effect thirty (30) days from the date of its adoption, except for the fee established in Section Four, which will take effect sixty (60) days from the date of its adoption. Before the expiration of fifteen (15) days after its adoption a summary shall be published with the names of the members voting for and against the same, once in a local newspaper of the County of Lassen, State of California.

SECTION TWO: Section 12.12.021 of the Lassen County Code is hereby repealed.

SECTION THREE: Section 16.40.120 is hereby added to the Lassen County Code to read as follows:

16.40.120 Designation of Building Sites at Spaulding Eagle Lake Tract.

1. The Lahontan Regional Water Quality Control Board has established a waste discharge prohibition that prevents the discharge of any waste containing nutrients from individual onsite sewage disposal systems located within the Spaulding Eagle Lake Tract, as said Tract is shown on the map filed in Book 1 of Maps, Pages 50-52, of the Official Records of Lassen County, California. Waste water conveyance and treatment will be provided to an individual building site if the requirements of this section are satisfied, along with those required by the Spaulding Community Services District.
2. An approved individual building site requires a minimum number of lots to be combined because said map of the Spaulding Eagle Lake Tract depicts lots that are of a size which do not meet minimum area requirements. Therefore, a minimum number of four (4) adjoining and contiguous lots shall be required for an approved building site. The combination of lots shall provide a minimum separation distance of 100 feet between any domestic well and septic tank.
3. An approved individual building site shall require recordation of a Building Site Designation form in the Official Records of Lassen County, California. This form shall be signed and notarized by the property owner(s) of record and shall be signed and notarized by representatives from the Planning and Building Services Department. Prior to signature and approval by the Planning and Building Services Department, said Building Site Designation must be signed by either the General Manager of the Spaulding Community Services District or the Board Chairman of the Spaulding Community Services District. Said Building Site Designation must indicate that the Spaulding Community Services District will provide service to the proposed building site. Each Building Site Designation that is recorded in the Official Records of Lassen County shall reference the subject lots by Lot and Block numbers, as said Lot and Block numbers are shown on said map of the Spaulding Eagle Lake Tract. Recordation of an approved building site shall allow for subsequent issuance of a permit from the Spaulding Community Services District for waste water connection at an individual building site.

4. Each Building Site Designation that is recorded in the Official Records of Lassen County shall serve to officially merge those lots of the Spaulding Eagle Lake Tract that are specifically listed on the Building Site Designation. Further, any previously recorded Building Site Designations shall be officially recognized as having merged, pursuant to Section 16.40.110 (Voluntary Merger), those lots of the Spaulding Eagle Lake Tract that are specifically listed on any Building Site Designation.
5. Should any additional whole lots of said Spaulding Eagle Lake Tract be desired to be added to or subtracted from an existing recorded Building Site Designation, a new Building Site Designation may be recorded which shall supersede any previously recorded Building Site Designation, if approval is granted by and obtained from the Spaulding Community Services District and said Building Site Designation is approved and recorded as specified in this Section. If any alteration of the exterior boundaries of a previously recorded Building Site Designation are desired, aside from merely adding or subtracting whole lots to a previously recorded Building Site Designation, this shall be accomplished only through the procedures relating to a Lot Line Adjustment or by resubdivision pursuant to provisions of the Subdivision Map Act.
6. The property owner shall pay the fee for processing a proposed Building Site Designation specified in Section 3.18.020 upon presentation of a proposed Building Site Designation to the Planning and Building Services Department.

SECTION FOUR: Section 3.18.020 is hereby amended to add the fee to said Section, for a Spaulding Eagle Lake Tract, Building Site Designation, to read as follows:

Spaulding Eagle Lake Tract, Building Site Designation	\$85.00	Pursuant to Section 16.40.120. Note: This fee does not include any recording fees required by the County Recorder.
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SECTION FIVE: If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be unconstitutional and invalid, such decision shall not affect the validity of the remaining portion of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and every section, subsection, sentence, clause or phrase thereof, irrespective of the fact any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.