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BOARD OF SUPERVISORS’ MEETING  
March 11, 2025

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# County of Lassen

## Department of Planning and Building Services

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

February 19, 2025

**Maurice L. Anderson, 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

Building Inspection Requests

Phone: 530 257-5263

TO: Lassen County Board of Supervisors  
Agenda Date: March 11, 2025

FROM: Maurice L. Anderson, Director *MLA*  
Don Willis, County Surveyor *DW*

SUBJECT: Resolution to approve Parcel Map No. 2024-001 for Lawrence and Christine Musachia, being a proposed minor land division of real property that is located in a portion of Section 29, Township 29 North, Range 15 East, Mount Diablo Base and Meridian, in Lassen County, California.

### ACTION REQUESTED:

That the Board of Supervisors adopt a resolution approving Parcel Map No. 2024-001 for Lawrence and Christine Musachia, husband and wife as joint tenants. The proposed project is a minor land division that proposes to create a 40.52 acre parcel and a 121.21 acre parcel from an existing 161.73 acre parcel. A Homesite Segregation has been requested for the 40.52 acre parcel, which is allowable under Section 18.108.250 (Segregation of Homesites in Agricultural Zones) of the Lassen County Code. The subject property is located at the southeast corner of the intersections of Fish & Game Road and Mapes Road in Litchfield, California, and is within a portion of Section 29, Township 29 North, Range 15 East, Mount Diablo Base and Meridian.

### SUMMARY

On June 4, 2024, the Lassen County Planning Commission adopted Resolution No. 6-01-24 which conditionally approved Parcel Map Application No. 2024-001 for Lawrence and Christine Musachia, husband and wife as joint tenants, subject to eleven (11) conditions of approval.

The Lassen County Surveyor and the Secretary of the Planning Commission have determined that all eleven (11) conditions of approval per said Resolution No. 6-01-24, for said Parcel Map Application No. 2024-001, have been met.

MLA:dw

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

## RESOLUTION OF THE LASSEN COUNTY BOARD OF SUPERVISORS TO APPROVE PARCEL MAP NO. 2024-001, A PARCEL MAP FOR LAWRENCE AND CHRISTINE MUSACHIA, HUSBAND AND WIFE AS JOINT TENANTS.

WHEREAS, Lawrence and Christine Musachia, husband and wife as joint tenants, seek to subdivide a parcel of land owned by them that is located in a portion of Section 29, Township 29 North, Range 15 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. 2024-001 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 15315 of the Guidelines; and

WHEREAS, Tentative Parcel Map No. 2024-001 was conditionally approved by the Lassen County Planning Commission on June 4, 2024 by Resolution No. 6-01-24; and

WHEREAS, said Planning Commission Resolution No. 6-01-24 required eleven (11) conditions of approval for the subdivision of this property and the recording of Parcel Map No. 2024-001; and

WHEREAS, all eleven (11) conditions established by said Planning Commission Resolution No. 6-01-24 for the subdivision of this property and the approval and recording of Parcel Map No. 2024-001 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. 6-01-24.
3. The Lassen County Board of Supervisors hereby approves Parcel Map No. 2024-001, a Parcel Map for Lawrence and Christine Musachia, husband and wife as joint tenants.
4. The Lassen County Board of Supervisors hereby accepts the five (5) feet wide easement offered for dedication to the County of Lassen for public road and public utility purposes over Fish and Game Road, County Road No. 318, as said easement is shown on Sheet Two of said Parcel Map No. 2024-001.

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

5. The Lassen County Board of Supervisors hereby accepts the thirty (30) feet wide easement offered for dedication to the County of Lassen for public road and public utility purposes over Mapes Road, County Road No. 305, as said easement is shown on Sheet Two of said Parcel Map No. 2024-001.
6. The Lassen County Board of Supervisors hereby approves the recording of said Parcel Map No. 2024-001, a Parcel Map for Lawrence and Christine Musacia, husband and wife as joint tenants, 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

RESOLUTION NO. 6-01-24RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION APPROVING  
PARCEL MAP APPLICATION #2024-001, Musachia; APN119-380-006

WHEREAS, the Planning Commission of Lassen County, after due notice, and a public hearing conducted June 4, 2024, has considered Parcel Map Application #2024-001, Musachia, proposal to divide a single 160.000-acre legal parcel into two parcels, pursuant to Lassen County Code Section 18.108.250 (Segregation of Homesites in Agricultural Zones); per Tentative Parcel Map for Lawrence & Christine Musachia, resultant Parcel A ("homesite" parcel) is a 40-acre parcel and Parcel B is a 120-acre parcel. The subject parcel is zoned E-A-A-P (Exclusive Agriculture Agricultural Preserve Combining District) and has a land use designation of "Intensive Agriculture" pursuant to the *Standish-Litchfield Area Plan, 1986*. The parcel is located at 727-650 Fish & Game Rd. Litchfield, CA. 96117 (per ParcelQuest) APN:119-380-006; and

WHEREAS, Lassen County Code Section 16.20.070 states that in approving or conditionally approving the tentative map, the Planning Commission...shall find that the proposed parcel map, together with its provisions for its design and improvements, is consistent with applicable general or specific plans adopted by Lassen County; 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 15315 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 *Standish-Litchfield Area Plan and EIR, 1986*, and that the proposed parcels are consistent with permissible parcel sizes and uses under the E-A-A-P zoning district.
3. The Lassen County Planning Commission hereby adopts the Technical Review Committee findings and conditions contained in the Technical Review memo from Maurice Anderson, dated April 29, 2024; all conditions have been incorporated into this resolution.
4. The Fire Warden has determined that multiple access is not required.
5. 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 15315 of the Guidelines.

RESOLUTION NO. 6-01-24  
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6. The Planning Commission hereby approves Parcel Map #2024-001, Musachia, subject to the conditions set forth in Exhibit "A" attached hereto.

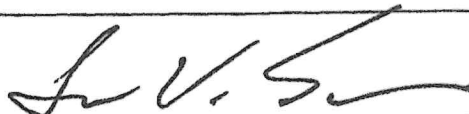
PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the 4<sup>th</sup> day of June, 2024, by the following vote:

AYES: Commissioners Askew, Shaw, Clark and Solomon

NOES: None

ABSTAIN: None

ABSENT: Commissioner Higgins



Chairman  
Lassen County Planning Commission

ATTEST:



Maurice L. Anderson, Secretary  
Lassen County Planning Commission

EXHIBIT "A"  
 RECOMMENDED CONDITIONS OF APPROVAL  
 PARCEL MAP #2024-001, Musachia

**LASSEN COUNTY SURVEYOR RECOMMENDS THE FOLLOWING CONDITIONS  
 FOR PARCEL MAP NO. 2024-001 (LAWRENCE AND CHRISTINE MUSACHIA):**

1. Owners, owner's agent(s) or applicants shall satisfy and the project shall meet all applicable requirements provided by law.
2. The parcel shall be subdivided as shown on the tentative parcel map submitted for Parcel Map No. 2024-001.
3. Owners shall cause a field survey of the property shown on the tentative parcel map submitted for Parcel Map No. 2024-001 to be completed in accordance with Section 66448 of the Subdivision Map Act and Section 16.20.170 of the Lassen County Code.
4. A note shall be placed on the parcel map stating that *"This land division is allowed pursuant to Lassen County Code, Section 18.108.250, Segregation of Homesites in Agricultural Zones. No additional Homesites shall be segregated from this property until at least ten (10) years have elapsed from the date of recordation of this parcel map. This restriction shall be binding upon the original owners and their heirs, successors and assigns of the property shown on this parcel map."*
5. Owners shall offer for dedication to the County of Lassen an easement for public road and public utility purposes over the northerly five (5) feet of the subject property, thereby creating an approximate 30 feet wide right-of-way lying southerly of the centerline of Fish and Game Road, County Road No. 318. Owners shall also offer for dedication to the County of Lassen an easement for public road and public utility purposes over that portion of Mapes Road, County Road No. 305, which falls within the project boundaries, (these being within the Northwest one-quarter of Section 29), lying 30 feet easterly of the centerline of said road.
6. 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. 2024-001, 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. 2024-001 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.
7. 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. 2024-001 have been satisfied or fulfilled.

8. 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. 2024-001, 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. 2024-001.
  - (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.
9. 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. 2024-001 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.
10. 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)(2) of the Lassen County Code.
11. Prior to recordation of Parcel Map No. 2024-001, evidence shall be provided to the



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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.

# SURVEYOR'S STATEMENT

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance of the County of Lassen & Christine Musachia in October 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.



*Vernon H. Templeton* Date: 2/19/25  
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 at the time of approval of the tentative map and I am satisfied this map is technically correct.



*Don E. Willis* Date: 2/19/25  
Don E. Willis, L.S. 7742  
Lassen County Surveyor

# SUPERVISOR'S CERTIFICATE

The Lassen County Board of Supervisors approved this Parcel Map for Lawrence J. & Christine S. Musachia on May 14, 2025. The Board of Supervisors hereby certifies that the Parcel Map for public road & public utility purposes offered and shown on this map along Mapes Road, County Road No. 305, & Fish and Game Road, County Road No. 318, were accepted on behalf of the public for public road and public utility purposes.

Date: \_\_\_\_\_  
Chairman, Board of Supervisors

# COUNTY RECORDER'S STATEMENT

Filed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ m. in \_\_\_\_\_ of Maps at Pages \_\_\_\_\_ at the request of Vernon H. Templeton.  
Fee: \$85.00

Jill Bustamante, Lassen County Recorder

# COUNTY TAX COLLECTOR'S CERTIFICATE

I, Nancy Cardenas, Tax Collector of Lassen County, certify that there are no tax liens against APN 119-380-006 as herein 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 \$ \_\_\_\_\_ if recurred by December 31, 2025.

*Nancy Cardenas*  
Nancy Cardenas, Lassen County Tax Collector

# OWNER'S STATEMENT

We, Lawrence J. Musachia & Christine S. Musachia, husband & wife, as joint tenants, hereby certify as follows:

- We are all the parties having any record title interest in the real property subdivided by this map, within the meaning of paragraphs 66436 and 66445 of the Government Code of California.
- We do hereby consent to the preparation and recordation of this map.
- We hereby offer for dedication to the County of Lassen, or its successor in interest, a 30' easement for public road and public utility purposes over that portion of Fish and Game Road, Lassen County Road No. 318, as both are shown on Sheet 2.
- The within offers of dedication shall remain in full force and effect not withstanding any dedication in a deed or failure to accept by the County of Lassen, it being specifically understood and agreed that the County of Lassen or its successors in interest may, at any time whatsoever, rescind said rejection and/or except said offer.

*Lawrence J. Musachia* *Christine S. Musachia*  
Lawrence J. Musachia Christine S. Musachia

# NOTARY ACKNOWLEDGEMENT

A Notary Public in and for the State of California, do hereby certify that the foregoing instrument, together with the declaration of the Notary Public, was duly acknowledged before me on the date and at the place stated in the foregoing instrument, and that the signature of the person(s) named therein is/are subscribed to the instrument.

STATE OF CALIFORNIA }  
COUNTY OF Calaveras } SS

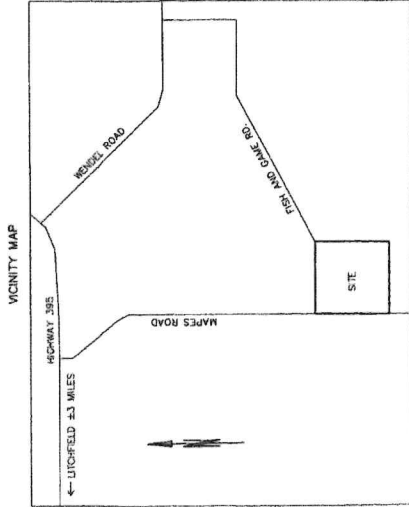
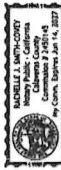
On Feb 10, 2025, before me, *Rachelle J. Smith-Laney* a Notary Public in and for said State, appeared, *Lawrence J. Musachia* and *Christine S. Musachia*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the instrument, acknowledged to me that he/she/they executed the instrument, and acknowledged to me that he/she/they executed the instrument(s) on the instrument the person(s), or the entity upon behalf of which this 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 *Rachelle J. Smith-Laney*



NOT TO SCALE

# COUNTY PLANNING COMMISSION CERTIFICATE

I, Maurice L. Anderson, Secretary of the Lassen County Planning Commission, hereby certify that Tentative Parcel Map 2024-001 was approved by the Lassen County Planning Commission on June 4, 2024 and that the final Parcel Map complies with the conditions of said Tentative Parcel Map approval.

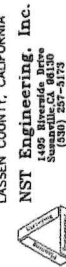
*Maurice L. Anderson* Date: 2-19-25  
Maurice L. Anderson, Secretary

P/M# 2024-001  
PARCEL MAP

FOR

LAWRENCE J. MUSACHIA &  
CHRISTINE S. MUSACHIA

IN SECTION 29, T.29N., R.15E., M.D.B. & M.  
LASSEN COUNTY, CALIFORNIA



OCTOBER 2024

2024-022

SHEET 1 OF 2

BOOK 46 MAPS, PAGE

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