



County of Lassen  
Department of Planning and Building Services

- Planning
- Building Permits
- Code Enforcement
- Surveyor
- Surface Mining

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March 1, 2018

Zoning & Building  
Inspection Requests  
Phone: 530 257-5263

TO: Lassen County Board of Supervisors  
Agenda Date: March 13, 2018

FROM: Maurice L. Anderson, Director  
Don E. Willis, County Surveyor

YFN FOR  
DW

SUBJECT: Resolution to approve Parcel Map No. 2016-006 for John and Keri Richards and the Richards Trust, located in portions of Sections 32 and 33, Township 29 North, Range 14 East, Mount Diablo Base and Meridian.

ACTION REQUESTED:

That the Board of Supervisors adopt a resolution approving Parcel Map No. 2016-006 for John and Keri Richards and the Richards Trust, located in portions of Sections 32 and 33, Township 29 North, Range 14 East, Mount Diablo Base and Meridian.

SUMMARY

On February 1, 2017, the Lassen County Planning Commission adopted Resolution No. 2-02-17 which conditionally approved Parcel Map Application No. 2016-006 for John and Keri Richards and the Richards Trust. The Lassen County Surveyor and the Secretary of the Planning Commission have determined that the conditions of approval of said Parcel Map Application No. 2016-006 have been met.

MLA:dew

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

RESOLUTION OF THE LASSEN COUNTY BOARD OF SUPERVISORS TO APPROVE PARCEL MAP NO. 2016-006, A PARCEL MAP FOR JOHN AND KERI RICHARDS AND THE RICHARDS TRUST.

WHEREAS, John D. Richards and Keri L. Richards, husband and wife as joint tenants, as to an undivided one-half interest, and James A. Richards and Angela G. Richards, Trustees of the Richards Trust dated February 25, 1997, as to an undivided one-half interest, seek to subdivide a parcel of land located in Lassen County, California, and to this end have submitted an application for approval of Tentative Parcel Map No. 2016-006 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 exempt from the requirements of the California Environmental Quality Act pursuant to Section 15300.4 of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, Tentative Parcel Map No. 2016-006 was conditionally approved by the Lassen County Planning Commission by Resolution No. 2-02-17 on February 1, 2017; and

WHEREAS, Said Planning Commission Resolution No. 2-02-17 required thirteen (13) conditions for the subdivision of this property and the approval and recording of Parcel Map No. 2016-006; and

WHEREAS, all thirteen (13) conditions established by said Planning Commission Resolution No. 2-02-17 for the subdivision of this property and the approval and recording of Parcel Map No. 2016-006 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. 2-02-17.
3. The Lassen County Board of Supervisors hereby approves Parcel Map No. 2016-006, a Parcel Map for John D. Richards and Keri L. Richards, husband and wife as joint tenants, as to an undivided one-half interest, and James A. Richards and Angela G. Richards, Trustees of the Richards Trust dated February 25, 1997, as to an undivided one-half interest.
4. The Lassen County Board of Supervisors hereby accepts the public roadway and public utility easements offered for dedication on said Parcel Map No. 2016-006.

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

- 5. The Lassen County Board of Supervisors hereby approves the recording of said Parcel Map No. 2016-006 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 \_\_\_\_\_, 2018 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 \_\_\_\_\_, 2018.

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











RESOLUTION NO. 2-02-17

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION  
APPROVING PARCEL MAP #2016-006, RICHARDS

WHEREAS, the Planning Commission of Lassen County, after due notice and a public hearing held on February 1, 2017, has considered Parcel Map #2016-006, Richards, to allow for the division of a single 160-acre parcel into two parcels pursuant to Lassen County Code Section 18.108.250 (Segregation of Homesites in Agricultural Zones); Proposed Parcel A is 155.07 acres (as shown on the tentative parcel map), and Proposed Parcel B ("homesite" parcel) is 2.53 acres (as shown on the tentative parcel map. 467-500 Standish Buntingville Road, (County Road A-3), Standish, CA; APN: 119-450-16.; and

WHEREAS, the Environmental Review Officer of the County of Lassen has determined that this proposal is exempt from the California Environmental Quality Act under Section 15300.4 of the Guidelines.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Lassen County Planning Commission finds as follows:
  - a. That the project, as conditioned, will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or to the general welfare.
3. The Lassen County Planning Commission hereby adopts the Technical Advisory Committee Findings contained in the February 1, 2017, Planning Commission Staff Report.
4. The Planning Commission hereby concurs with the Environmental Review Officer that the project qualifies for exemption, pursuant to Section 15300.4 of the California Environmental Quality Act Guidelines.
5. The Planning Commission hereby approves Parcel Map #2016-006, Richards, subject to the conditions of approval attached hereto as "Exhibit A".

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the 1st day of February, 2017 by the following vote:

AYES: Commissioners Solomon, Herman, Meyer and Purdy

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

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

ABSENT: Commissioners Mudrich

  
\_\_\_\_\_  
Chairman  
Lassen County Planning Commission

ATTEST:

  
\_\_\_\_\_

Maurice L. Anderson, Secretary  
Lassen County Planning Commission

For: Maurice Anderson

EXHIBIT A

CONDITIONS OF APPROVAL  
PARCEL MAP #2016-006, Richards

1. In the event that any archaeological or cultural resources are discovered during construction or any ground disturbing activities in association with this project, such work is to be halted in the immediate area of the discovery until a qualified archaeologist, who shall be retained at the project proponent's expense, is consulted to assess the find's significance and recommend appropriate mitigation measures. The project proponent shall implement any mitigation measures identified cultural resources to a less than significant level.
2. Prior to the division being effective, the owner or owners of the property included in the approved subdivision shall execute and cause to be recorded in the office of the recorder of Lassen County a restriction binding upon the original owners and their heirs, successors and assigns, which disallows additional homesites to be segregated, pursuant to this section, from the property until at least ten years has elapsed from the date of recordation of the subdivision instrument. (Ord. 467-AC § 28 (part), 2003; Ord. 467-C, 1986; Ord. 467 § 66 (part), 1984).
3. Owner(s), Owner's agent(s) or Applicant shall satisfy and the project shall meet all applicable requirements provided by law, including those established by the Subdivision Map Act (Government Code Section 66410, et. seq.) and Lassen County Code.
4. The parcel will be subdivided as shown on the Tentative Segregation of Homesite Parcel Map (Richards) submitted on November 3, 2016 for Parcel Map No. 2016-006.
5. The owner shall provide a statement evidencing the written consent of all parties having any record title interest in the real property proposed to be divided in accordance with Section 16.20.230 of the Lassen County Code. This includes the submittal of resultant parcel legal descriptions of the real property as shown on the tentative map submitted for Parcel Map No. 2016-006 which have been prepared by a California Licensed Land Surveyor or California Registered Civil Engineer who is authorized to practice land surveying pursuant to Section 8731 of the Business and Professions Code of the State of California.
6. Owner shall cause a field survey of the property shown on the Tentative Map submitted for Parcel Map No. 2016-006 to be completed in accordance with Section 66448 of the Subdivision Map Act and Section 16.20.160 of the Lassen County Code.



7. In accordance with Section 66411.1 of the Subdivision Map Act, if the applicant requests a deferral of the construction of any on or off site improvements required by the conditional approval of Tentative Parcel Map No. 2016-006, the Parcel Map shall contain a note stating the construction of improvements required by the conditional approval of Tentative Parcel Map No. 2016-006 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.
8. Owner(s), Owner's agent(s) or Applicant shall provide information and/or required documentation to demonstrate the project meets all applicable requirements established by the California Subdivision Map Act and Lassen County Code. The applicant shall also provide documentation required to demonstrate that all conditions of the approval of Tentative Parcel Map No. 2016-006 have been satisfied or fulfilled.
9. Owner(s), Owner's agent(s) or Applicant 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 16.20.170 and 16.20.180, to the Lassen County Surveyor for review and approval. The Parcel Map will 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. 2016-006, which affect the parcel being subdivided or those being created. This review submittal shall also include the following:
  - (a) A current Title Report for the property shown on the Parcel Map.
  - (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) obtained from the Lassen County Surveyor's office used to prepare the Parcel Map.
  - (d) Copies of all easements and deeds used to prepare the Parcel Map.
  - (e) Copies of other maps, documents and data used to prepare the Parcel Map.
  - (f) All fees required for this review.
10. 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 16.20.200, and all conditions of the conditional approval of Tentative Parcel Map No. 2016-006 have been acceptably met, the Owner(s), Owner's agent(s) or Applicant 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 16.20.210 and 16.20.220. This submittal of the Parcel Map will also include any documents which are required to be recorded concurrently with the Parcel Map.

11. If there are any deeds of trust on the property, the Trustee or his/her Representative 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 16.20.180(3)(A)(B) of the Lassen County Code.
12. Prior to recordation of the Parcel Map Waiver, documentation shall be provided to the Lassen County Surveyor's Office which demonstrates that the Lassen County Tax Collection 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 Parcel Map.
13. 14. 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".