



## County of Lassen

### Department of Planning and Building Services

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

**Maurice L. Anderson, Director**

707 Nevada Street, Suite 5

Susanville, CA 96130-3912

Phone: 530 251-8269

Fax: 530 251-8373

email: [landuse@co.lassen.ca.us](mailto:landuse@co.lassen.ca.us)

website: [www.co.lassen.ca.us](http://www.co.lassen.ca.us)

May 5, 2017

Zoning & Building  
Inspection Requests  
Phone: 530 257-5263

TO: Lassen County Board of Supervisors

Agenda Date: May 16, 2017

FROM: Maurice L. Anderson, Director *MLA*

Don E. Willis, County Surveyor *DW*

SUBJECT: Resolution to approve Subdivision Map No. 2013-024, a Final Map of the Walsh Ranch Subdivision, located in portions of Sections 4, 8 and 9, Township 37 North, Range 6 East, Mount Diablo Base and Meridian.

#### ACTION REQUESTED:

That the Board of Supervisors adopt a Resolution approving Subdivision Map No. 2013-024, a Final Map of the Walsh Ranch Subdivision, located in portions of Sections 4, 8 and 9, Township 37 North, Range 6 East, Mount Diablo Base and Meridian.

#### SUMMARY

On May 19, 2015 the Lassen County Board of Supervisors adopted Resolution No. 15-034 which conditionally approved the tentative map for Subdivision Map No. 2013-024, the Walsh Ranch Subdivision. The Lassen County Surveyor and the Secretary of the Planning Commission have determined that the conditions of approval of said Subdivision Map No. 2013-024 have been met.

MLA:dw

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

RESOLUTION OF THE LASSEN COUNTY BOARD OF SUPERVISORS TO  
APPROVE SUBDIVISION MAP NO. 2013-024, A FINAL MAP OF THE WALSH  
RANCH SUBDIVISION.

WHEREAS, the Walsh Family Trust, William Walsh and Alice Walsh, Trustees, seeks to subdivide a parcel of land held by said Trust, located in Lassen County, California, and to this end have submitted an application for approval of Tentative Subdivision Map No. 2013-024 to the Lassen County Department of Planning and Building Services; and

WHEREAS, Negative Declaration No. 2013-024 for this subdivision was adopted by the Lassen County Board of Supervisors by Resolution No. 15-034 on May 19, 2015, in accordance with the California Environmental Quality Act (CEQA) guidelines; and

WHEREAS, General Plan Amendment No. 765.01.32, relocating the boundaries of the General Plan Designations as proposed, was adopted and approved by the Lassen County Board of Supervisors by Resolution No. 15-034 on May 19, 2015; and

WHEREAS, Rezone No. 2013-024 for this subdivision was adopted and approved by the Lassen County Board of Supervisors by Resolution No. 15-034 on May 19, 2015, and is consistent with proposed General Plan Amendment No. 765.01.32; and

WHEREAS, Tentative Subdivision Map No. 2013-024 for this subdivision was adopted and approved by the Lassen County Board of Supervisors by Resolution No. 15-034 on May 19, 2015, subject to nineteen (19) conditions for subdivision of the property and recording of Subdivision Map No. 2013-024; and

WHEREAS, all nineteen (19) conditions established by said Lassen County Board of Supervisors Resolution No. 15-034 for the subdivision of this property and the approval and recording of Subdivision Map No. 2013-024 have been acceptably met by the applicant.

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. 3-02-15 adopted on March 4, 2015.
3. The Lassen County Board of Supervisors hereby approves Subdivision Map No. 2013-024 of the Walsh Ranch Subdivision.
4. The Lassen County Board of Supervisors hereby approves the recording of said Subdivision Map No. 2013-024 of the Walsh Ranch Subdivision in the Office of the Lassen County Recorder.

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

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 \_\_\_\_\_ day of \_\_\_\_\_, 2017 by the following vote:

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

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

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

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

\_\_\_\_\_  
Chairman  
Lassen County Board of Supervisors

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 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 \_\_\_\_\_, 2017.

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

# 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 at the request of Alice Walsh on August 03, 2012. I hereby state that this subdivision 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: 6/13/16  
Vernon H. Templeton, L.S. 4647

# COUNTY SURVEYOR'S STATEMENT

I have examined this map and find that the subdivision as shown is in accordance with the same as it appeared on the tentative map, and any approved alterations thereof. All provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the tentative map have been complied with and I am satisfied that the map is technically correct.



Don E. Willis Date: 6/13/16  
Don E. Willis, L.S. 7142  
Lassen County Surveyor

# SUPERVISOR'S CERTIFICATE

The Lassen County Board of Supervisors approved this Subdivision Map for the Walsh Ranch Subdivision this \_\_\_\_\_ day of \_\_\_\_\_, 2016, per Lassen County Ordinance No. \_\_\_\_\_ and \_\_\_\_\_.

The Offer of Dedication along Old Highway Road, Co. Rd. No. 407, was approved by the Board of Supervisors on May 19, 2015, and shown as Resolution No. 38-3-80 adopted by the Lassen County Planning Commission on March 5, 2015, and recorded at Book 366, Page 539, of the Official Records of Lassen County. Approval of this map does not imply acceptance of the roads shown as access easements into the County maintained system and no road maintenance services will be performed by the County without construction to approved County standards prior to acceptance by the Board of Supervisors.

Aaron Albaugh, Chairman

# COUNTY TAX COLLECTOR'S CERTIFICATE

I, Nancy Cardenas, Tax Collector of Lassen County, certify that there are no tax liens against portion APN 013-020-083 as hereon set forth, or any unpaid State, County, Municipal, or Local taxes, or special assessments collected as taxes, except those which are a lien and not in default of payment. I estimate said taxes to be in an amount not to exceed \$\_\_\_\_\_. If recorded by December 31, 2017

Nancy Cardenas, Lassen County Tax Collector

# COUNTY RECORDER'S STATEMENT

I have this day recorded \_\_\_\_\_ m. in Book \_\_\_\_\_ of Maps at pages \_\_\_\_\_ at the request of Vernon H. Templeton. Fee: \$10.00

Julie Bustamante, Lassen County Recorder

# OWNER'S STATEMENT

We, William J. Walsh and Alice Walsh, as Trustees of the Walsh Family Trust established April 1, 2001, 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 and each of us do hereby consent to the preparation and recordation of this map.
- We further hereby offer to dedicate all interest in the hereinafter described property to the County of Lassen or its successor in interest, for public roadway purposes. This offer of dedication shall remain in effect until the property is dedicated to the County of Lassen or its successor in interest, or any time whatsoever, rescind said rejection and/or accept said offer. The property to be dedicated herein is described as follows:  
a. None-The Offer of Dedication along Old Highway Road, Co. Road No. 407, as required by Resolution No. 15-034, adopted by the Lassen County Board of Supervisors on May 19, 2015, and shown as Condition No. 1 of the Offer of Dedication made per Resolution No. 38-3-80 adopted by the Lassen County Planning Commission on March 5, 1980 and recorded at Book 366, Page 539, of the Official Records of Lassen County

William J. Walsh Alice Walsh, Trustee  
William J. Walsh, Trustee

# NOTARY ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual(s) 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 Shasta SS

On 5/20/16 before me, Kathy Wilcox, a Notary Public in and for the State of California, personally appeared, Alice Walsh, 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/it executed the same in the capacity of the authorized capacity and that he/she/it executed the instrument as 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 Kathy Wilcox



# COUNTY PLANNING COMMISSION CERTIFICATE

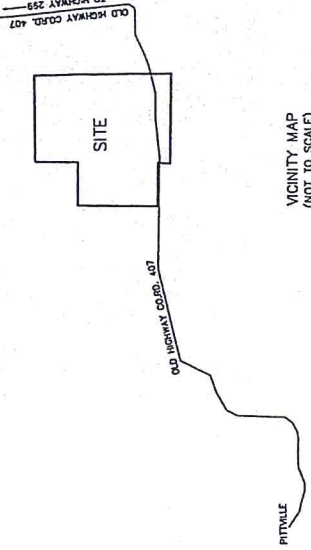
I, Maurice L. Anderson, Secretary of the Lassen County Planning Commission, hereby certify that Tentative Subdivision Map No. 2013-024 was approved by the Lassen County Planning Commission, on March 4, 2015 and that the final Subdivision Map complies with the conditions of said Tentative Subdivision Map approval.

Maurice L. Anderson Date 5-4-17

# TRUSTEE CERTIFICATE

Mortgage Electronic Registration Systems, Inc. ("MERS") as Nominee for QMAP Mortgage Corporation DBA ditech.com, as Beneficiary under the Deed of Trust recorded March 7, 2003 in Document Number 2003-01990-04 of the Official Records of Lassen County, California, does hereby consent to the preparation and recordation of this map.

By: \_\_\_\_\_  
Title: \_\_\_\_\_



# NOTARY ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual(s) 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 \_\_\_\_\_ SS

On \_\_\_\_\_ before me, \_\_\_\_\_, a Notary Public in and for said State, 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/it executed the same in the capacity of the authorized capacity and that he/she/it executed the instrument as 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 \_\_\_\_\_

# 2013-024

# SUBDIVISION MAP OF

# WALSH RANCH SUBDIVISION

IN SECTIONS 4, 8 & 9, T.37 N., R.6 E., M.D.B. & M.  
LASSEN COUNTY, CALIFORNIA

SCALE: 1" = 300'



NST Engineering, Inc.  
1405 Riverside Drive  
Susanville, CA 96130  
(530) 257-5173

February 2016

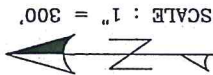
2012-029

SHEET 1 OF 2

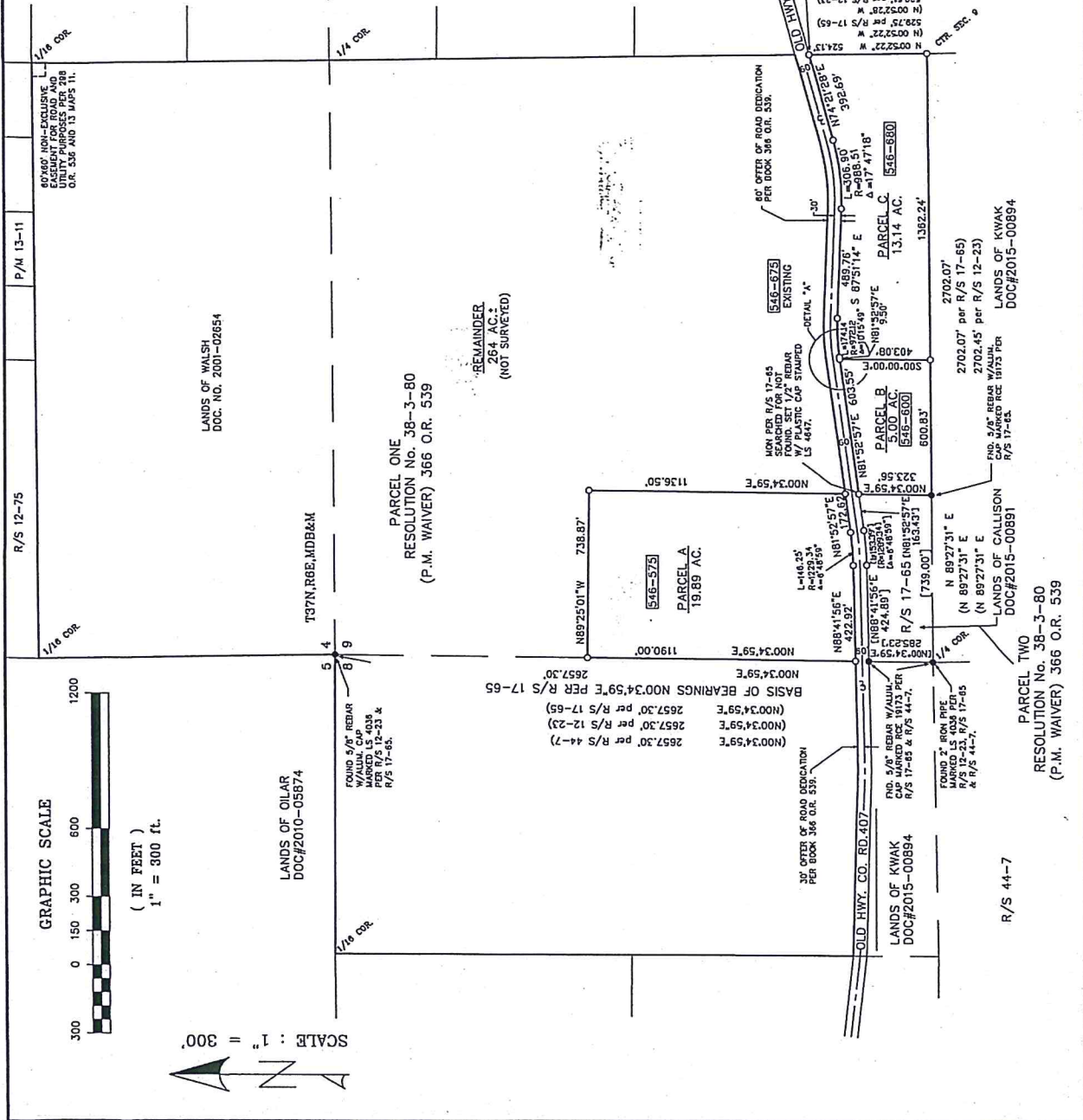
# GRAPHIC SCALE



( IN FEET )  
1" = 300 ft.



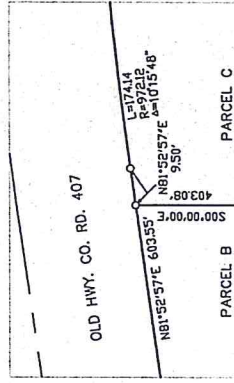
SCALE : 1" = 300'



## NOTE:

- 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 the project proponent, 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 recommended by the archaeologist to reduce potentially significant impacts to identified cultural resources to a less than significant level.

BASIS OF BEARINGS IS THE WEST LINE OF THE NW 1/4 OF SECTION 9 PER R/S 17-65.



DETAIL "A"  
SCALE: 1" = 20'

## LEGEND

- FOUND RECORD MONUMENTS PER P/M 12-23 & R/S 17-65.
- SET 1/2" REBAR W/ PLASTIC CAP STAMPED LS 44-7.
- ( ) RECORD AS NOTED.
- [ ] RECORD AND MEASURED PER R/S 17-65.

546-538 PARCEL ADDRESS

# 2013-024

## SUBDIVISION MAP OF WALSH RANCH SUBDIVISION

IN SECTIONS 4.8 & 9, T.37 N., R.6 E., M.D.B. & M.  
LASSEN COUNTY, CALIFORNIA

SCALE : 1" = 300'

NST Engineering, Inc.  
1495 Riverside Drive  
Sausalito, CA 94130  
(415) 257-5173



February 2016

2012-029

SHEET 2 OF 2

RESOLUTION NO. 15-034

RESOLUTION OF THE LASSEN COUNTY BOARD OF SUPERVISORS APPROVING  
NEGATIVE DECLARATION, REZONE, AND TENTATIVE SUBDIVISION MAP #2013-024,  
AND GENERAL PLAN AMENDMENT #765.01.32, AND ADOPTING AN ORDINANCE  
EFFECTING THE REZONE (WALSH FAMILY TRUST).

WHEREAS, the Board of Supervisors of Lassen County, after due notice and a public hearing held on May 19, 2015, has considered Initial Study, Rezone and Tentative Subdivision Map #2013-024, and General Plan Amendment #765.01.32, filed by the Walsh Family Trust. Proposal to rezone the identified parcel from "A-3-NH-80" (Agricultural District, 80 acre Natural Habitat Combining District); "A-2-B-40" (Agricultural Residential, 40 acre Building Site Combining District); and "A-2-B-20" (Agricultural Residential, 20 acre Building Site Combining District) to "A-3-NH-80" (Agricultural District, 80 acre Natural Habitat Combining District), "A-2-B-20" (Agricultural Residential, 20 acre Building Site Combining District), and "A-2-B-5" (Agricultural Residential, 5 acre Building Site Combining District). The project site is located at 546-675 from Old Highway Road (County Road 407), 0.40 miles west of the intersection of Old Highway Road and Pittville Bench Road (Co. Road 410), approximately 4.5 miles southeast of Pittville; and

WHEREAS, on projects involving general plan amendments and/or rezones, the Planning Commission acts as an advisory body to the Board of Supervisors; and

WHEREAS, the 90 day offer of Tribal consultation required by Senate Bill 18 of 2004 (Codified at Section 65040.2 et seq of the Government Code) has been completed as required; and

WHEREAS, the Planning Commission, after due notice, held a public hearing to consider the project on March 4, 2015, and subsequently made findings and a recommendation that the Board of Supervisors approve the General Plan amendment, rezone and Tentative Subdivision Map (Planning Commission Resolution #3-02-15); and

WHEREAS, the Environmental Review Officer of Lassen County has completed an Initial Environmental Study which identified no significant adverse impacts as a result of the project, and has circulated a Proposed Negative Declaration from December 31, 2014, through January 29, 2015.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Lassen County Board of Supervisors hereby concurs with and adopts the Planning Commission's findings as follows:
  - a. That rezoning the subject parcels from "A-3-NH-80" (Agricultural District, 80 acre Natural Habitat Combining District); "A-2-B-40" (Agricultural Residential,

40 acre Building Site Combining District); and "A-2-B-20" (Agricultural Residential, 20 acre Building Site Combining District) to "A-3-NH-80" (Agricultural District, 80 acre Natural Habitat Combining District), "A-2-B-20" (Agricultural Residential, 20 acre Building Site Combining District), and "A-2-B-5" (Agricultural Residential, 5 acre Building Site Combining District) is consistent with proposed General Plan Amendment 765.01.32.

- b. The proposed Rezone (#2013-024), and General Plan Amendment #765.01.32 is consistent with all applicable goals and policies set forth in the Lassen County General Plan.
  - c. That the project will not cause substantial environmental damage, including impact to fish and/or wildlife and their habitat.
  - d. The project will not adversely affect the health, welfare and safety of the public.
3. The Board of Supervisors hereby adopts the Technical Advisory Committee findings attached to the March 4, 2014, Planning Commission Packet.
4. The Board of Supervisors hereby adopts the Proposed Negative Declaration #2013-024 as the environmental document for this project.
5. The Board of Supervisors hereby approves the following applications:
  - a. General Plan Amendment #765.01.32, relocating the boundaries of the General Plan Designations as proposed.
  - b. Rezone #2013-024, rezoning the subject parcel from "A-3-NH-80" (Agricultural District, 80 acre Natural Habitat Combining District), "A-2-B-40" (Agricultural Residential, 40 acre Building Site Combining District); and "A-2-B-20" (Agricultural Residential, 20 acre Building Site Combining District) to "A-3-NH-80" (Agricultural District, 80 acre Natural Habitat Combining District), "A-2-B-20" (Agricultural Residential, 20 acre Building Site Combining District), and "A-2-B-5" (Agricultural Residential, 5 acre Building Site Combining District), as depicted in Exhibit A, attached hereto.
  - c. Subdivision map application #2013-024, subject to the conditions attached hereto as Exhibit B.

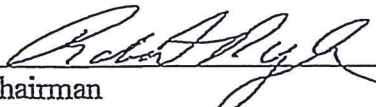
THE FOREGOING RESOLUTION was adopted at a regular meeting of the Lassen County Board of Supervisors on the 19<sup>th</sup> day of May, 2015, by the following vote:

AYES: Supervisors Pyle, Chapman, Hemphill, Albaugh and Hammond

NOES: None

ABSTAIN: None

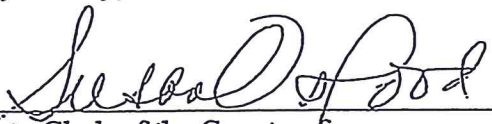
ABSENT: None

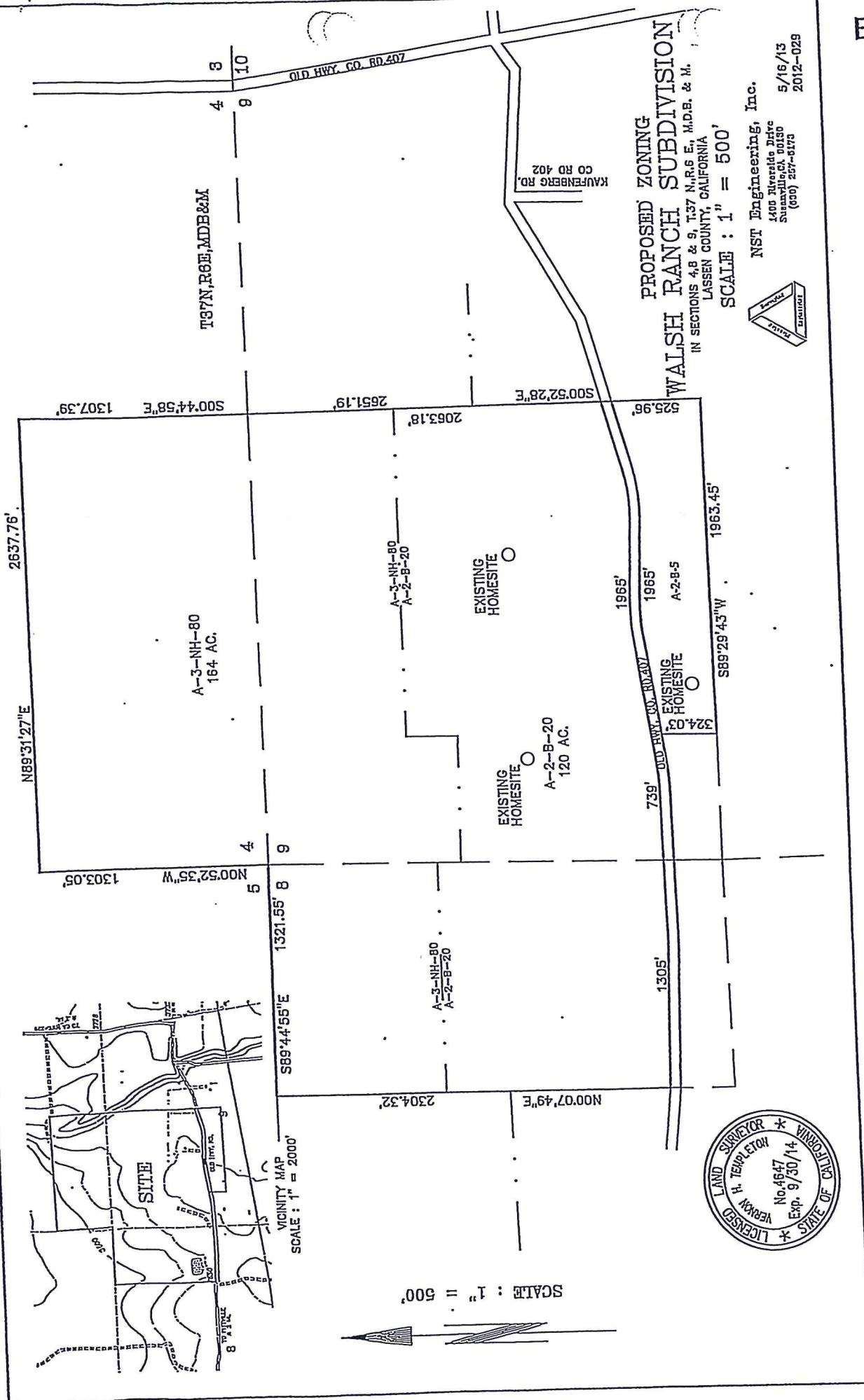
  
\_\_\_\_\_  
Chairman  
Lassen County Board of Supervisors

Attest:  
Julie Bustamante  
Clerk of the Board

BY   
\_\_\_\_\_  
SUSAN OSGOOD, Deputy Clerk of the Board

I, SUSAN OSGOOD, 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 19<sup>th</sup> day of May, 2015.

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



## EXHIBIT B

### CONDITIONS OF APPROVAL SUBDIVISION MAP #2013-024

1. In the event 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 are 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 recommended by the archaeologist to reduce potentially significant impacts to identified cultural resources to a less than significant level.
2. The applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) in accordance with Section A of the NPDES Construction Activities Stormwater General Permit. The project applicant is required to obtain Water Quality Certification from the State Water Resources Control Board (SWRCB). The project applicant would be required to apply through the Regional Water Quality Control Board (RWQCB) and verify that the project does not violate State water quality standards. If it is determined that a SWPPP is not required for this application the applicant shall submit a letter from the RWQCB stating such.
3. Prior to the recordation of the Final Map, the applicant shall either install electric and telephone utilities on each parcel or provide a written agreement with the local utility company stating that they will provide the utilities to each parcel.
4. The applicant shall place any new utilities required for development of the project underground as required by Lassen County Code Section 16.32.060, unless a waiver is requested and approved by the Board of Supervisors prior to final approval of the project.
5. The single lot access roads required for development of the proposed parcels will be constructed to the standards required by Lassen County Code Chapter 9.16 and Title 16.
6. Road signage will be established as required by chapter 9.16.
7. Water for fire suppression will be provided pursuant to Lassen County Code Section 9.16.102(c), unless waived by the County Fire Warden or responsible Fire Protection District. The County Fire Warden is responsible for determining the requirements pursuant to said Section.
8. Owner(s), Owner's agent(s) or Applicant shall satisfy and the project shall meet all applicable requirements provided by law.
9. The property will be subdivided as shown on the Tentative Map #2013-024 (Walsh) submitted on March 4, 2013.

10. Owner shall cause a field survey of the property shown on the Tentative Map #2013-024 (Walsh) submitted on March 4, 2013 to be completed in accordance with Lassen County Code 16.16.180.
11. Owner or owner's agent shall request from the Lassen County Address Administrator that addresses be assigned to the newly created parcels. The assigned addresses shall be noted within each specific parcel and shown on the Final Map.
12. 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 Subdivision Map Act (Government Code Section 66410, et seq.) and Lassen County Code and documentation required to demonstrate all conditions of the approval of Tentative Map #2013-024 (Walsh) have been satisfied or fulfilled.
13. As required by Lassen County Code Chapters 16.16.210 and 16.16.220, the Owner(s), Owner's agent(s) or Applicant shall submit a preliminary copy of the Final Map, meeting the requirements of Article 2, of the Subdivision Map Act, Sections 66433-66443, of the Subdivision Map Act and Lassen County Code Chapters 16.16.190 and 16.16.200, to the Lassen County Surveyor for review and approval. The Final Map will reference and show all easements of record, or any created which affect any of the parcels created by this subdivision. This review submittal shall also include the following:
  - (a) A current Title Report for the Final Map.
  - (b) All information required by Lassen County Code Chapter 16.16.210.
  - (c) An index of specific recorded survey maps (i.e. Records of Surveys, Parcel Maps, Subdivision Maps) and GLO Maps and field notes obtained from the Lassen County Surveyors office used to prepare the Final Map.
  - (d) Copies of all easements, deeds used to prepare the Final Map.
  - (e) Copies of other maps, documents and data used to prepare the Final Map.
  - (f) Copies of other documents referenced on the Final Map.
  - (g) All information and documents required to demonstrate all conditions of the conditional approval of Tentative Map #2013-024 (Walsh) have been met.
  - (h) All fees required for this review.
14. After the Final Map, including its form and content, have been determined to be acceptable by the County Surveyor, in accordance with Lassen County Code Chapter 16.16.220, and all conditions of the conditional approval of Tentative Map #2013-024 (Walsh) have been acceptably met, the Owner(s), Owner's agent(s) or Applicant shall submit an original plat of the Final 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 Chapters 16.16.230 and 16.16.240. This original plat will be in a form defined by Section 66434 of the Subdivision Map Act and Lassen County Code Chapter 16.16.190. This submittal of the Final Map will also include any documents which are required to be recorded concurrently with the Final Map. A Subdivision Map Guarantee shall also be

provided with this final submittal of the Final Map. This submittal shall also include all fees necessary to record the Final Map and related documents.


15. If there are any deeds of trust on the property, the Trustee or his/her representative must sign a certificate statement on the Final Map approving of the subdivision and the recording of the Final Map.
16. Obtain four (4), Sketch (7) Encroachment Permits from Lassen County Department of Public Works for road connection off Bieber Old Highway (C.R. 407).
17. Offer for Dedication that Portion of 60' roadway right of way Being the northerly 30' from center line for road easement onto Bieber Old Highway for access for Parcel "A" (20 acres) and the entire length of the Resultant Remainder (264 acres), along with the southerly 30' right of way from centerline for road easement onto Bieber Old Highway for Parcels "B" (5 acres), "C" (6.5 acres) and "D" (6.5 acres).
18. Soil profiles and percolation testing will be necessary to demonstrate that site soils are suitable for use of individual water flush sewage disposal systems on proposed Parcels C and D. Percolation and soils testing shall be performed in accordance with the methods described in the United States Public Health Service, "Manual of Septic-Tank Practice." Test pits are to be dug to a depth of at least eight feet (8'), with the soil profile tabulated and submitted to the Health Department for review and approval. The Health Department shall inspect the excavation pits. All soils testing shall be performed by, or under the direction of, a Professional Engineer, Engineer Geologist, or a Registered Environmental Health Specialist. The final map shall not be recorded until the Health Department has certified that site soils are suitable for the use of individual water-flush sewage disposal systems.
19. Water testing will be necessary to determine that adequate water quality and quantity are available to serve future residential development. Testing requirements are as follows:

ORDINANCE NO. 2015-002  
(Walsh Family Trust)  
File #2013-024

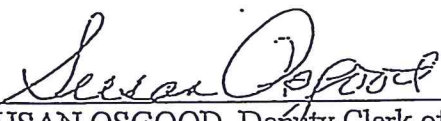
RECLASSIFYING CERTAIN LANDS IN THE UNINCORPORATED AREA OF THE  
COUNTY OF LASSEN AS TO ZONING REGULATIONS

The following ordinance, consisting of three (3) 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 19<sup>th</sup> day of May, 2015, by the following vote:

AYES: Supervisors Pyle, Chapman, Hemphill, Albaugh and Hammond  
NOES: None  
ABSTAIN: None  
ABSENT: None

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

Attest:  
Julie Bustamante  
Clerk of the Board

BY   
SUSAN OSGOOD, Deputy Clerk of the Board

I, SUSAN OSGOOD, 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 19th day of May, 2015.

  
Deputy Clerk of the County of Lassen Board of  
Supervisors

THE BOARD OF SUPERVISORS OF THE COUNTY OF LASSEN,  
STATE OF CALIFORNIA DOES ORDAIN AS FOLLOWS:

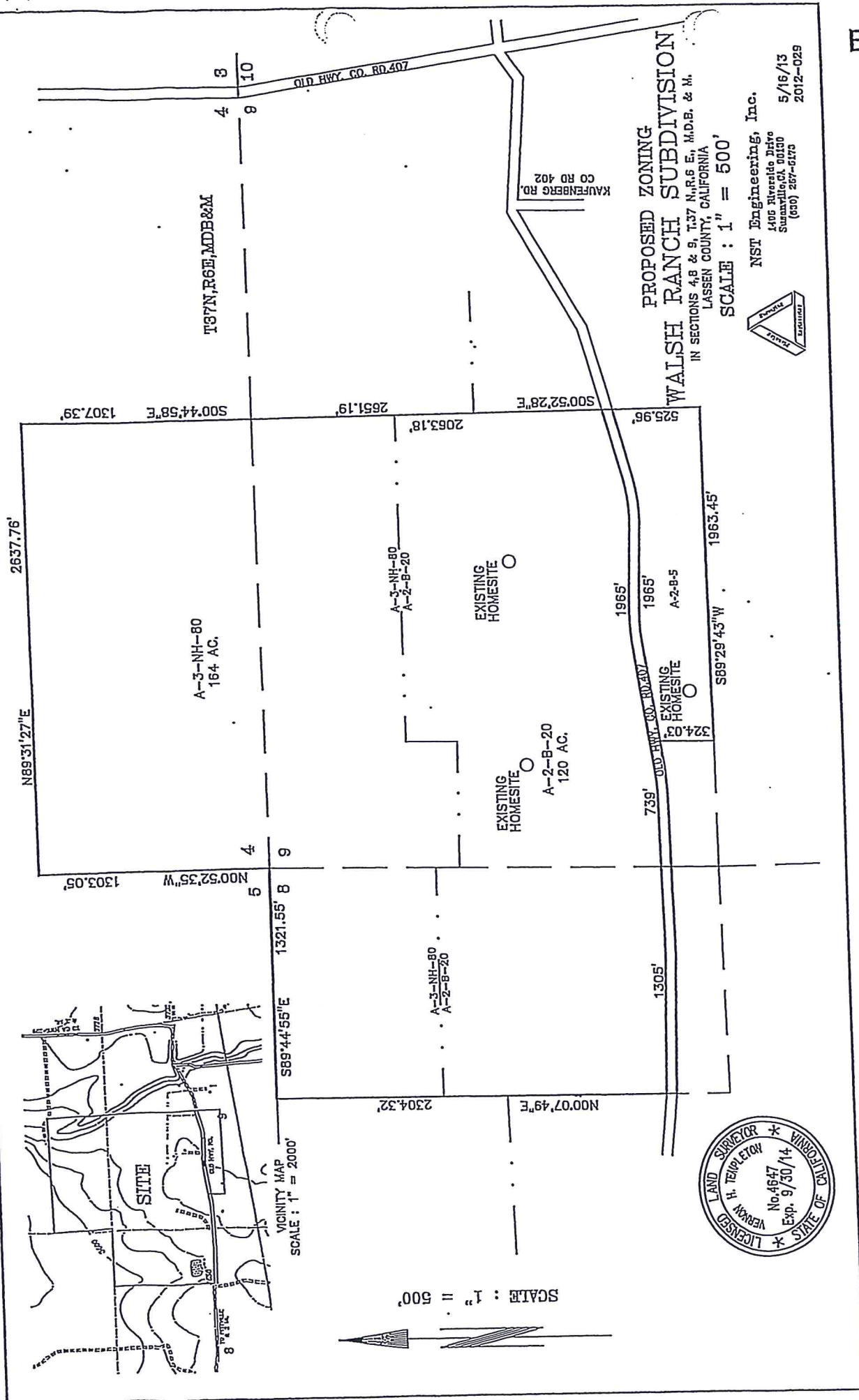
SECTION ONE: This ordinance shall take effect thirty (30) days after its passage, and before the expiration of fifteen (15) days after its passage a summary shall be published with the names of the members voting for and against the same, once in a local newspaper of the County of Lassen, State of California.

SECTION TWO: The following described areas, comprising portions of areas depicted on Zoning Index Map Number 368 and shown on the attached Map, titled "Proposed Zoning Walsh Ranch Subdivision", attached hereto and incorporated as "Exhibit A" are hereby zoned as described on said map. The uses permitted therein shall be subject to the provisions and restrictions of Title 18 of the Lassen County Code

LEGAL DESCRIPTION

An area in Lassen County California, located in portions of Sections 4, 8, and 9 of Township 37 North, Range 6 East, Mount Diablo Meridian, and depicted in the attached Map, titled "Proposed Zoning Walsh Ranch Subdivision", attached hereto and incorporated as "Exhibit A".

SECTION THREE: 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.



RESOLUTION NO. 3-02-15

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION  
RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT NEGATIVE  
DECLARATION #2013-024, APPROVE REZONE AND TENTATIVE SUBDIVISION  
MAP #2013-024, GENERAL PLAN AMENDMENT #765.01.32, AND ADOPT AN  
ORDINANCE EFFECTING THE REZONE.

WHEREAS, the Planning Commission of Lassen County, after due notice and public hearing conducted on March 4, 2015, has considered Initial Study, Rezone, and Tentative Subdivision Map #2013-024, and General Plan Amendment #765.01.32, filed by Walsh Family Trust, proposing division of a parcel totaling 302 acres, into a total of 4 parcels and a 264 acre remainder: Proposed Parcel A is 20 acres Parcel B is 5 acres, Parcel C is 6.5 acres and Parcel D is 6.5 acres in size. Due to an earlier Parcel Map Waiver (#77-12-79), recorded on March 6, 1980, which created an additional parcel adjacent to the project site, a Subdivision application is required. The parcel has multiple zoning districts which include the following: A-2-B-20 (Agricultural Residential, Building Site Combining, 20 acre minimum parcel size), A-2-B-40 (Agricultural Residential, Building Site Combining, 40 acre minimum parcel size, and A-3-NH-80 (Agricultural District, Natural Habitat Combining District, 80 acre minimum parcel size. A rezone and General Plan Amendment is proposed to facilitate the proposed parcel configuration; and

WHEREAS, the Board of Supervisors will consider Negative Declaration, Rezone, and Subdivision #2013-024; and General Plan Amendment #765.01.32; and

WHEREAS, the Lassen County Planning Commission is an advisory body to the Lassen County Board of Supervisors; and

WHEREAS, the Planning Commission hereby concurs with the Environmental Review Officers determination that a Negative Declaration be adopted.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Planning Commission finds as follows:
  - a. That rezoning the subject parcels from "A-3-NH-80" (Agricultural District, 80 acre Natural Habitat Combining District); "A-2-B-40" (Agricultural Residential, 40 acre Building Site Combining District); and "A-2-B-20" (Agricultural Residential, 20 acre Building Site Combining District) to "A-3-NH-80" (Agricultural District, 80 acre Natural Habitat Combining District), "A-2-B-20" (Agricultural Residential, 20 acre Building Site Combining District), and "A-2-B-5" (Agricultural Residential, 5 acre Building Site Combining District) is consistent with proposed General Plan Amendment 765.01.32.

- b. The proposed Rezone and Tentative Subdivision Map (#2013-024), and General Plan Amendment #765.01.32 is consistent with all applicable goals and policies set forth in the Lassen County General Plan.
  - c. That the project will not cause substantial environmental damage, including impact to fish and/or wildlife and their habitat.
  - d. The project will not adversely affect the health, welfare and safety of the public.
4. Based on the foregoing, the Planning Commission hereby makes the following recommendations to the Lassen County Board of Supervisors:
- a. That the Board of Supervisors adopts all findings as set forth above.
  - b. That the Board of Supervisors adopt Negative Declaration #2013-024, as the environmental document for the project.
5. The Lassen County Planning Commission recommends that the Lassen County Board of Supervisors approve Rezone, and Tentative Subdivision Map #2013-024, and General Plan Amendment #765.01.32, for the subject lands identified in "Exhibit A" attached hereto.

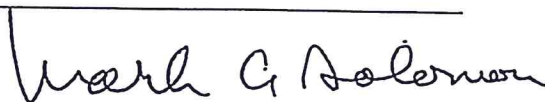
PASSED AND ADOPTED on March 4, 2015, at a regular meeting of the Planning Commission, County of Lassen, State of California, by the following vote:

AYES: Commissioners Mudrich, Purdy, Solomon, Meyer

NOES: None

ABSTAIN: Commissioner Herman

ABSENT: None



Chairman  
Lassen County Planning Commission

ATTEST:



Maurice L. Anderson, Secretary  
Lassen County Planning Commission

