



County of Lassen

Department of Planning and Building Services

• Planning

• Building Permits

• Code Enforcement

• Surveyor

• Surface Mining

Maurice L. Anderson, Director

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Susanville, CA 96130-3912

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website: www.co.lassen.ca.us

August 24, 2017

Zoning & Building

Inspection Requests

Phone: 530 257-5263

TO: Lassen County Board of Supervisors

Agenda Date: September 12, 2017

FROM: Maurice L. Anderson, Director

Don E. Willis, County Surveyor *D.W.*

SUBJECT: Resolution to approve Subdivision Map No. 2017-001, a Final Map of the Peterson Hill Phase 2 Subdivision, located in portions of Sections 4 and 5, Township 28 North, Range 13 East, Mount Diablo Base and Meridian.

ACTION REQUESTED:

That the Board of Supervisors adopt a Resolution approving Subdivision Map No. 2017-001, a Final Map of the Peterson Hill Phase 2 Subdivision, located in portions of Sections 4 and 5, Township 28 North, Range 13 East, Mount Diablo Base and Meridian.

SUMMARY

On July 5, 2017 the Lassen County Planning Commission adopted Resolution No. 7-01-17 which conditionally approved the tentative map for Subdivision Map No. 2017-001, the Peterson Hill Phase 2 Subdivision. The Lassen County Surveyor and the Secretary of the Planning Commission have determined that the conditions of approval of said Subdivision Map No. 2017-001 have been met.

MLA:dw

RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY BOARD OF SUPERVISORS TO
APPROVE SUBDIVISION MAP NO. 2017-001, A FINAL MAP OF THE PETERSON
HILL PHASE 2 SUBDIVISION.

WHEREAS, David and Catherine Schroeder seek to subdivide a parcel of land located in Lassen County, California, and to this end have submitted an application for approval of Tentative Subdivision Map No. 2017-001 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 additional environmental review pursuant to Section 15162 of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, Tentative Subdivision Map No. 2017-001 was conditionally approved by the Lassen County Planning Commission by Resolution No. 7-01-17 on July 5, 2017; and

WHEREAS, said Planning Commission Resolution No. 7-01-17 required ten (10) conditions for the subdivision of this property and the approval and recording of Subdivision Map No. 2017-001; and

WHEREAS, all ten (10) conditions established by said Planning Commission Resolution No. 7-01-17 for the subdivision of this property and the approval and recording of Subdivision Map No. 2017-001 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. 7-01-17 adopted on July 5, 2017.
3. The Lassen County Board of Supervisors hereby approves Subdivision Map No. 2017-001, a Final Map of the Peterson Hill Phase 2 Subdivision, for David and Catherine Schroeder.
4. The Lassen County Board of Supervisors hereby approves the recording of said Subdivision Map No. 2017-001, a Final Map of the Peterson Hill Phase 2 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 in the subdivision of the Subdivision Map Act. I hereby state that all the monuments are of the character and occupy the positions indicated, and that the monuments are sufficient to enable the survey to be repeated and that the map substantially conforms to the conditionally approved tentative map.



Fred R. Nagel Date: 8-3-17
Fred R. Nagel, L.S. 3989

COUNTY SURVEYOR'S STATEMENT

I, Don E. Willis, hereby state that I examined this Final 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 map complies with all provisions of Chapter 2 of the California Subdivision Map Act, as amended, and all applicable ordinances of Lassen County. I hereby state that I have approved the tentative map and I am satisfied that this Final Map is technically correct.



Don E. Willis Date: 8-24-17
Don E. Willis, L.S. 7742
Lassen County Surveyor

COUNTY PLANNING COMMISSION CERTIFICATE

I, Maurice L. Anderson, Secretary of the Lassen County Planning Commission, hereby certify that Tentative Subdivision Map 2017-001 was approved by the Lassen County Planning Commission on 8/3/17 and that this Final Map complies with the conditions of said Tentative Map approval.

Maurice L. Anderson Date: 8-24-17
Maurice L. Anderson, Secretary

SUPERVISOR'S CERTIFICATE

The Lassen County Board of Supervisors approved this Final Map for PETERSON HILL PHASE 2 on 8/3/17 day of August, 2017, per County Ordinance No. 475.

Aaron Abough, Chairman, Board of Supervisors

COUNTY TAX COLLECTOR'S CERTIFICATE

I, Nancy Cardenas, Tax Collector of Lassen County, certify that there are no liens against the property described in this map for taxes set forth or against said State or County. I further certify that 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 \$ 4,525.31, if recorded by December 31, 2017.

Nancy Cardenas for Nancy Cardenas
Nancy Cardenas, Lassen County Tax Collector

COUNTY RECORDER'S STATEMENT

Filed this 3 day of August, 2017 at 201 m. in Book 1 of Maps at Pages 1 at the request of Fred R. Nagel. Fee: \$10.00

Julie Blumhardt, Lassen County Recorder

OWNER'S STATEMENT

We, David Schroeder and Catherine Schroeder, hereby certify as follows:
1. We are the only 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.
2. We do hereby consent to the preparation and recording of this map.

David Schroeder
David Schroeder

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 } SS
COUNTY OF Lassen }

On 8/10/17 before me, Virginia L. Langsfeld, a Notary Public in and for said State, appeared, David Schroeder and Catherine Schroeder

Catherine Schroeder proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, acknowledged to me that he/she/they executed the same in his/her/their individual and/or joint capacity, and that the signature(s) on the instrument is/are that of the person(s) 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 Virginia L. Langsfeld

TRUSTEE'S STATEMENT

American AgCredit, P.A. Trustee under a Deed of Trust, recorded September 20, 2013, Instrument Number 2013-04849, in the Official Records of the Clerk/Recorder of Lassen County, does hereby consent to the preparation and recording of this map.

By: Sammy Title: VP Lending Date: 8/20/17

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 } SS
COUNTY OF Lassen }

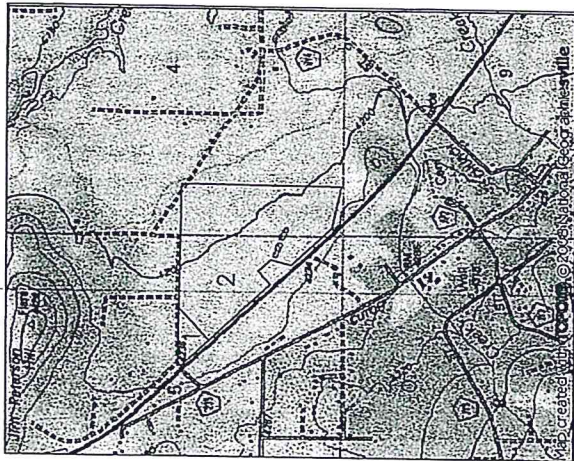
On 8/23/17 before me, Virginia L. Langsfeld, a Notary Public in and for said State, appeared, David Schroeder and Catherine Schroeder

Catherine Schroeder proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, acknowledged to me that he/she/they executed the same in his/her/their individual and/or joint capacity, and that the signature(s) on the instrument is/are that of the person(s) of which the person(s) acted, executed the instrument.

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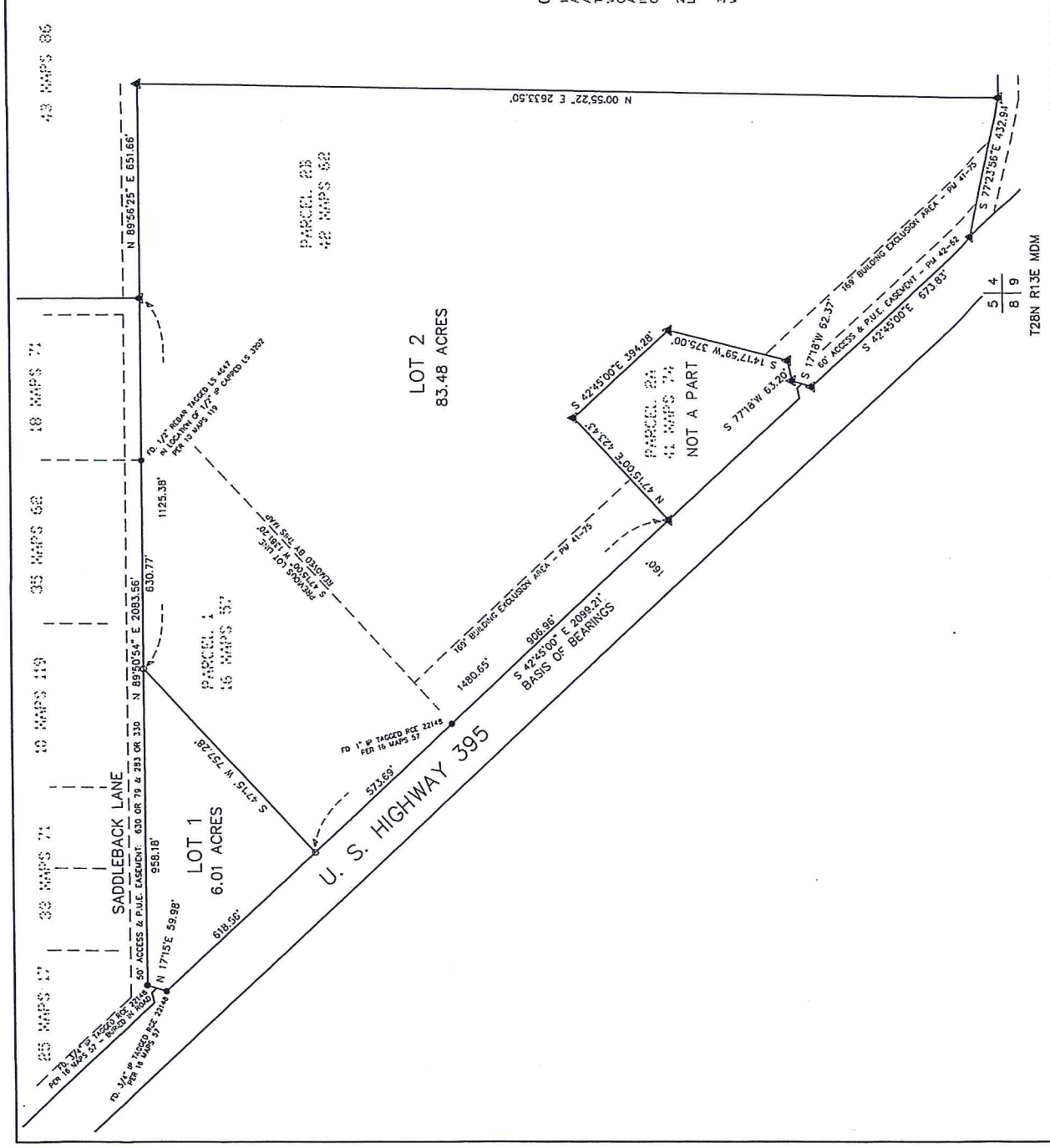
Signature Virginia L. Langsfeld



VICINITY MAP

S/M 2017-001
SUBDIVISION MAP FOR
PETERSON HILL PHASE 2
IN SECTIONS 4 & 5, T28 N.R.13 E., M.D.B. & M.
LASSEN COUNTY, CALIFORNIA

FRED R. NAGEL, L.S. 3989
697-100 GOLD RUSH ROAD
DUNSMITHVILLE, CA 96130



SCALE : 1" = 200'

BASIS OF BEARINGS IS THE NORTH LINE OF HIGHWAY 395 AS SHOWN ON BOOK 16 OF MAPS, PAGES 57-58 OF THE OFFICIAL RECORDS OF LASSEN COUNTY, N 42°45'00" W.

LEGEND

- FOUND MONUMENTS AS NOTED
- ▲ RECORD MONUMENT LOCATIONS PER R/M 42-62.63 & 41-74.75
- ⊕ SET 3/8" REBAR CAPPED L.S. 3989

ALL DIMENSIONS SHOWN ARE MEASURED AND RECORD PER 41 MAPS 74 & 42 MAPS 62, UNLESS OTHERWISE NOTED.

COUNTY REQUIRED NOTES:

1. IN THE EVENT THAT ANY ARCHAEOLOGICAL OR CULTURAL RESOURCES ARE DISCOVERED DURING CONSTRUCTION, 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 TO REDUCE IMPACTS TO CULTURAL RESOURCES TO A LESS THAN SIGNIFICANT LEVEL.
2. PURSUANT TO AN APPROVED DENSITY OPTION PLAN PER SECTION 18.84.060, LASSEN COUNTY CODE, NO FUTURE DIVISION OF LOT 2 CAN BE APPROVED.
3. A ROAD MAINTENANCE AGREEMENT AFFECTING LOT 2 WAS RECORDED MAY 1, 2009 AS DOCUMENT NO. 2009-002261.

S/M 2017-001
SUBDIVISION MAP FOR
PETERSON HILL PHASE 2
IN SECTIONS 4 & 5, T28N R13E MDM
LASSEN COUNTY, CALIFORNIA

FRED R. JACEL, L.S. 3989
697-100 GOLD RUN ROAD
SUSANVILLE, CA 96130

SHEET 2 OF 2

BOOK --- MAPS PAGE ---