



County of Lassen
Department of Planning and Building Services

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

November 3, 2017

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Zoning & Building
Inspection Requests
Phone: 530 257-5263

TO: Lassen County Board of Supervisors
Agenda Date: November 14, 2017

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

SUBJECT: Resolution to approve Parcel Map No. 2017-002 for Marion Eugene Cantrell,
located in portions of Sections 12 and 13, Township 29 North, Range 13 East,
Mount Diablo Base and Meridian.

ACTION REQUESTED:

That the Board of Supervisors adopt a resolution approving Parcel Map No. 2017-002 for Marion Eugene Cantrell, located in portions of Sections 12 and 13, Township 29 North, Range 13 East, Mount Diablo Base and Meridian.

SUMMARY

On September 6, 2017, the Lassen County Planning Commission adopted Resolution No. 9-01-17 which conditionally approved Parcel Map Application No. 2017-002 for Marion Eugene Cantrell. The Lassen County Surveyor and the Secretary of the Planning Commission have determined that the conditions of approval of said Parcel Map Application No. 2017-002 have been met.

MLA:dw *DW*

RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY BOARD OF SUPERVISORS TO
APPROVE PARCEL MAP NO. 2017-002, A PARCEL MAP FOR MARION EUGENE
CANTRELL.

WHEREAS, Marion Eugene Cantrell, a married man as his separate property, seeks to subdivide a parcel of land owned by him and to create a parcel by a Segregation of Homesite that is located in Lassen County, California, and to this end has submitted an application for approval of Tentative Parcel Map No. 2017-002 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. 2017-002 was conditionally approved by the Lassen County Planning Commission as a Segregation of Homesite by Resolution No. 9-01-17 on September 6, 2017; and

WHEREAS, Said Planning Commission Resolution No. 9-01-17 required twelve (12) conditions for the subdivision of this property and the approval and recording of Parcel Map No. 2017-002; and

WHEREAS, all twelve (12) conditions established by said Planning Commission Resolution No. 9-01-17 for the subdivision of this property and the approval and recording of Parcel Map No. 2017-002 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. 9-01-17.
3. The Lassen County Board of Supervisors hereby approves Parcel Map No. 2017-002, a Parcel Map for Segregation of Homesite, for Marion Eugene Cantrell, a married man as his separate property.
4. The Lassen County Board of Supervisors hereby accepts the public roadway and public utility easements offered for dedication on said Parcel Map No. 2017-002.
5. The Lassen County Board of Supervisors hereby approves the recording of said Parcel Map No. 2017-002, a Parcel Map for Segregation of Homesite, for Marion Eugene Cantrell 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 ____th day of _____, 2017 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 _____, 2017.

Deputy Clerk of the County of Lassen Board of Supervisors

RESOLUTION NO. 9-01-17

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION
APPROVING PARCEL MAP #2017-002, CANTRELL

WHEREAS, the Planning Commission of Lassen County, after due notice and a public hearing held on September 6, 2017, has considered Parcel Map #2017-002, Cantrell, to allow for the division of a single 106 acre parcel into two parcels pursuant to Lassen County Code Section 18.108.250 (Segregation of Homesites in Agricultural Zones); Proposed Parcel A is 100 acres (as shown on the tentative parcel map), and Proposed Parcel B ("homesite" parcel) is 6.03 acres (as shown on the tentative parcel map) located at 715-255 Johnson School Road, Litchfield, CA; APN: 117-460-68; 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:
3. The proposed parcel is not greater than forty acres, or an aliquot portion of a section of land consisting of one-quarter of one-quarter section, or five percent (whichever is greater) of the agriculturally-zoned land held in contiguous ownership by the project applicant at the time of the application, and not less than one acre;
4. The remaining parcel of contiguous ownership of the project applicant will not be less than the required minimum parcel size of the agricultural district(s) in which the lands are located;
5. The proposed segregation and development will not reduce the capabilities for agricultural use of the nonhomesite parcel and surrounding properties;
6. The proposed segregation and development is justified or made necessary by the occupancy of homesites, ownership of property, organizational structure of the farm business, financing requirements, retirement planning or similar circumstances;
7. The proposed parcels meet the requirements of the county health department for sewage disposal and water supply.
8. The Lassen County Planning Commission hereby adopts the Technical Advisory Committee Findings contained in the September 6, 2017, Planning Commission Staff Report.

9. 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.
10. The Planning Commission hereby approves Parcel Map #2017-002, Cantrell, 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 6th day of September, 2017 by the following vote:

AYES: Commissioners Solomon, Herman, Meyer and Purdy

NOES: _____


ABSTAIN: _____

ABSENT: _____



Chairman
Lassen County Planning Commission

ATTEST:



Maurice L. Anderson, Secretary
Lassen County Planning Commission
By: Gaylon F. Norwood

EXHIBIT A

CONDITIONS OF APPROVAL
PARCEL MAP #2017-002, Cantrell

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. Owner(s), owner's agent(s) or applicant shall satisfy and the project shall meet all applicable requirements provided by law.
3. The parcel shall be subdivided as shown on the "Homesite Segregation and Tentative Parcel Map" (Marion Eugene Cantrell) submitted on July 20, 2017 for Parcel Map No. 2017-002.
4. Owner shall offer for dedication to the County of Lassen an easement for public road and public utility purposes over that portion of Johnson Road, County Road No. 220, which falls within the project boundaries, lying thirty (30) feet Easterly of the property line of the owners' property. Owner shall also offer for dedication to the County of Lassen an easement for public road and public utility purposes over that portion of Johnson School Road, County Road No. 221, lying thirty (30) feet Northerly of the property line of the owners' property. Owner shall also offer for dedication to the County of Lassen an easement for public road and public utility purposes over that portion of Chappuis Lane, County Road No. 218, which falls within the project boundaries, lying thirty feet (30) feet Westerly of the property line of the owners' property.
5. Owner shall cause a field survey of the property shown on the tentative parcel map submitted for Parcel Map No. 2017-002 to be completed in accordance with Section 66448 of the Subdivision Map Act and Section 16.20.160 of the Lassen County Code.
6. 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 the tentative parcel map submitted for Parcel Map No. 2017-002, 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. 2017-002 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. 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 approval for Parcel Map No. 2017-002 have been satisfied or fulfilled.

8. 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. 2017-002, 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 (formerly known as a preliminary title report) for the property shown on the tentative parcel map submitted for Parcel Map No. 2017-002.
 - (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 16.20.200, and all conditions of the conditional approval of the tentative parcel map submitted for Parcel Map No. 2017-002 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 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 16.20.180(3)(A)(B) of the Lassen County Code.
11. 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".
12. Prior to recordation of Parcel Map No. 2017-002, documentation shall be provided to the

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.

OWNER'S STATEMENT

I HEREBY CERTIFY THAT I AM THE OWNER OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE EXAMINATION OF THIS MAP, AND THAT I AM THE ONLY PERSON WHOSE NAME IS LISTED AS THE OWNER OF SAID REAL PROPERTY, AND I CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DEDUCTIVE ORDER, AND HEREBY OFFER TO DEDICATE TO THE PUBLIC FOR PUBLIC USE, ALL EASEMENTS FOR ROAD AND PUBLIC UTILITY EASEMENTS EASEMENTS AS SHOWN ON SAID MAP.

Marion Eugene Cantrell DATED: 11-2-17
MARION EUGENE CANTRELL

TRUSTEE'S STATEMENT

TRUST NATIONAL TITLE INSURANCE COMPANY, A TRUSTEE UNDER A DEED OF TRUST, RECORDED ON COUNTY OF LASSEN, TRUST DOCUMENT NUMBER 2012-2013 IN THE OFFICIAL RECORDS OF LASSEN COUNTY, CALIFORNIA, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP.

BY: Don E. Willis TRS. AVP DATE: 11/3/17

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY DIRECTION AND SUBSTANTIALLY CONFORMS TO THE APPROVED TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF. I HEREBY STATE THAT THIS TENTATIVE MAP IS IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES, AND THAT THE TRUE OF THE TENTATIVE MAP APPROVAL AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

Don E. Willis DATED: 11/3/17
DON E. WILLIS, L.S. 7742
LASSEN COUNTY SURVEYOR



TAX COLLECTOR'S STATEMENT

I, NANCY CARBONAS, TAX COLLECTOR OF LASSEN COUNTY, HEREBY CERTIFY THAT THERE ARE NO TAX DUE AGAINST A.P.N. 17-460-48 AS HEREIN SET FORTH OF ANY UNPAID, STATE COUNTY OR LOCAL TAXES OF SPECIAL ASSESSMENTS COLLECTED AS A RESULT OF THIS MAP, BUT NOT RELEVANT OR PAYABLE. I HEREBY STATE THAT I HAVE NOT RECEIVED ANY INFORMATION TO THE CONTRARY SINCE 12/17/17.

Nancy Carbonas DATED: 11-3-17
NANCY CARBONAS, TAX COLLECTOR, COUNTY OF LASSEN
STATE OF CALIFORNIA

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 ORDINANCES. I HEREBY STATE THAT THIS TENTATIVE MAP, MAP NO. 2017-002, WAS APPROVED BY THE LASSEN COUNTY PLANNING COMMISSION ON SEPTEMBER 6, 2017 AND THAT THIS FINAL MAP COMPLETES WITH THE CORRIDOR OF SAID PARCEL MAP APPROVAL.

David A. McCann DATED: 10/30/17
DAVID A. MCCANN, L.S. 14203



COUNTY PLANNING COMMISSION CERTIFICATE

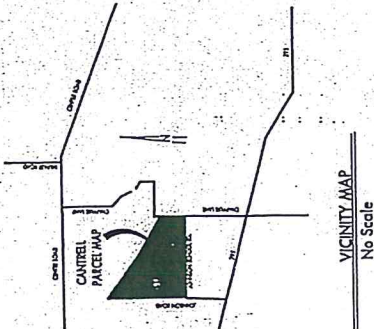
I, MAURICE L. ANDERSON, SECRETARY OF THE LASSEN COUNTY PLANNING COMMISSION, HEREBY CERTIFY THAT TENTATIVE PARCEL MAP NO. 2017-002 WAS APPROVED BY THE LASSEN COUNTY PLANNING COMMISSION ON SEPTEMBER 6, 2017 AND THAT THIS FINAL MAP COMPLETES WITH THE CORRIDOR OF SAID PARCEL MAP APPROVAL.

Maurice L. Anderson DATED: _____
MAURICE L. ANDERSON
SECRETARY OF LASSEN COUNTY PLANNING COMMISSION

SUPERVISOR'S CERTIFICATE

THE LASSEN COUNTY BOARD OF SUPERVISORS APPROVED THIS PARCEL MAP FOR MARION EUGENE CANTRELL THIS _____ DAY OF _____, 2017 PER COUNTY ORDINANCE NO. 475. THE EASEMENTS OFFERED AND SHOWN ON INDICATED ON SAID MAP WERE ACCEPTED ON BEHALF OF THE PUBLIC FOR ROAD AND PUBLIC UTILITY PURPOSES AND USES.

BY: _____ CHAIRMAN OF THE BOARD OF SUPERVISORS
JH _____ COUNTY OF LASSEN, STATE OF CALIFORNIA
DATE: _____



VICINITY MAP
No Scale

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2017, AT _____ AL IN
BOOK _____ OF MAPS AT PAGE _____ AT THE REQUEST OF
DAVID A. MCCANN

FILED AT LASSEN COUNTY RECORDER
F.S. \$ 10.00

PARCEL MAP NO. 2017-002

FOR
MARION EUGENE CANTRELL

A SUBDIVISION OF RESIDENT PARCEL "B" AS PER RECORD OF SURVEY RECORDED IN BOOK 32 AT PAGE 93, LASSEN COUNTY RECORDS IN A PORTION OF SECTIONS 12 & 13 T29N, R13E, M36S, AL IN THE UNINCORPORATED TERRITORY OF LASSEN COUNTY, CALIFORNIA

SEPTEMBER, 2017
MCCANN ASSOCIATES
P.O. BOX 448
SUSANVILLE, CA
SHEET 1 OF 2

BOOK _____ OF MAPS, PAGE _____

1. THIS LAND DIVISION IS ALLOWED PURSUANT TO LASSER COUNTY CODE, SECTION 18.108.250, SEGREGATION OF HOMESTES IN AGRICULTURAL ZONES. NO ADDITIONAL HOMESTES SHALL BE SEGREGATED FROM THIS PROPERTY UNTIL AT LEAST TEN (10) YEARS HAVE ELAPSED FROM THE DATE OF RECORDING OF THIS PARCEL MAP. THIS RESTRICTION SHALL BE BINDING UPON THE ORIGINAL OWNERS AND THEIR HEIRS, SUCCESSORS, AND ASSIGNS OF THE PARCELS SHOWN ON THIS MAP.

2. IN THE EVENT THAT ANY ANTHROPOLOGICAL RESOURCES ARE DISCOVERED DURING CONSTRUCTION OF ANY GROUND PIERCING ACTIVITIES IN ASSOCIATION WITH THIS PROJECT, SUCH WORK IS TO BE HALTED AT THE IMMEDIATE AREA OF THE DISCOVERY. A CULTURAL ANTHROPOLOGIST WHO SHALL BE RETAINED AT THE PROJECT FOR THIS PURPOSE, IS TO BE CONSULTED TO ASSESS THE PLEAS SIGNIFICANCE BE RETAINED AT THE PROJECT FOR THIS PURPOSE. THE PROJECT PROPONENT SHALL MAINTAIN AND RECOMBANT ANTHROPOLOGICAL LITIGATION AGREEMENTS. THE PROJECT PROPONENT SHALL MAINTAIN ANY ANTHROPOLOGICAL RESOURCES IDENTIFIED TO REDUCE IMPACTS TO CULTURAL RESOURCES TO A LESS THAN SIGNIFICANT LEVEL.

1. THE CONSTRUCTION OF IMPROVEMENTS REQUIRED BY THE CONDITIONS OF APPROVAL OF THE TENTATIVE PARCEL MAP SUBMITTED FOR PARCEL MAP NO. 2017-0027 SHALL BE COMPLETED BEFORE ANY PLANT OR OTHER CONSTRUCTION OF IMPROVEMENT FOR DEVELOPMENT OF THE PARCELS SHOWN ON THE PARCEL MAP IS APPROVED AND/OR ISSUED.

1. All distances shown here are grid distances. To obtain background distances multiply these shown herein by 1.0002717. All All bearings shown here are Grid bearings based upon the California Co-ordinate System, Zone 1, NAD 83 established by the National Geodetic Survey. The location of the survey point for this localization observations on Station "Bellair" and the found movement at the Norient corner of Section 12, T29N, R13E. The localization was checked by observations at Sta. 395 LAS 55.55, PID DHC-94 Survey Grid on the Leavitt lake outlet Structure with a maximum residual of 0.19 feet.

PARCEL MAP NO. 2017-002

MARION EUGENE CANTRELL

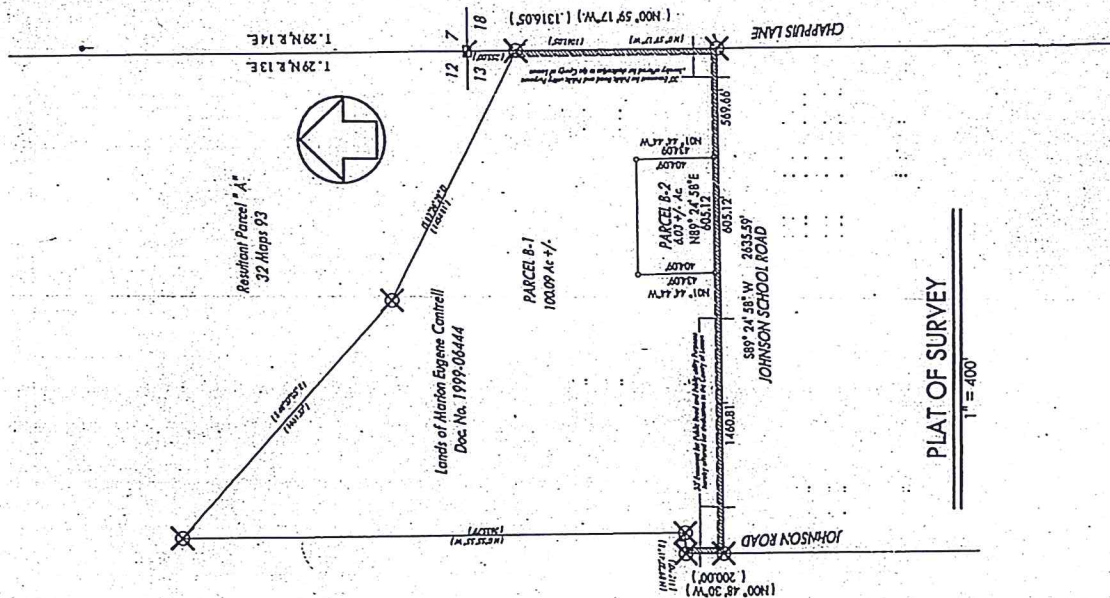
A SUBDIVISION OF RESULTANT PARCEL "B" AS PER RECORD OF SURVEY RECORDED
IN BOOK 32 AT PAGE 93, LASSEN COUNTY RECORDS IN A PORTION OF SECTIONS
12 & 13, T29N, R13E, W.D.B. 34, IN THE UNINCORPORATED TERRITORY OF LASSEN COUNTY,

McCAIN ASSOCIATES
P.O. BOX 448
SUSANVILLE, CA

SEPTEMBER, 2017

SHEET 2 OF 2

BOOK _____ OF MAPS, PAGE _____



PLAT OF SURVEY
1" = 400'

LEGEND

1 3/4" IP with Plastic Plug

103

round 1" open iron pipe for section corner
per 32 Maps 51 & 32 Maps 93

calculated corner as per RS @ Bk 32 Pg 93
and RS @ Bk 32 Pg 51

0 foot Easement for Public Road and Public Utility
 purposes bounded by the existing boundary
 hereby offered for dedication to the County
 of Lassen.

Record Data as per 32 Maps 93