



## County of Lassen

### Department of Planning and Building Services

• Planning

• Building Permits

• Code Enforcement

• Surveyor

• Surface Mining

August 23, 2018

Maurice L. Anderson, *Director*  
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Susanville, CA 96130-3912  
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Fax: 530 251-8373  
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website: www.co.lassen.ca.us

Zoning & Building  
Inspection Requests  
Phone: 530 257-5263

TO: Lassen County Board of Supervisors  
Agenda Date: September 11, 2018

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

SUBJECT: Resolution to approve Parcel Map No. 2018-003, a Parcel Map Waiver for Patrick & Beverly Wood and Keith Wood.

#### ACTION REQUESTED:

That the Board of Supervisors adopt a resolution approving Parcel Map No. 2018-003, a Parcel Map Waiver for Patrick and Beverly Wood, husband and wife, and Keith Wood, a single man, all as Joint Tenants. The subject property is located in a portion of Section 5, Township 36 North, Range 10 East, and in a portion of Section 32, Township 37 North, Range 10 East, Mount Diablo Base and Meridian.

#### SUMMARY

On August 1, 2018, the Lassen County Planning Commission adopted Resolution No. 8-03-18 which conditionally approved Parcel Map application No. 2018-003, a Parcel Map Waiver for Patrick and Beverly Wood, husband and wife, and Keith Wood, a single man, all as Joint Tenants, subject to twelve (12) conditions of approval. The Lassen County Surveyor and the Secretary of the Planning Commission have determined that all twelve (12) conditions of approval of said Parcel Map Waiver No. 2018-003 have been met.

MLA:dw

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

RESOLUTION OF THE LASSEN COUNTY BOARD OF SUPERVISORS TO APPROVE PARCEL MAP NO. 2018-003, A PARCEL MAP WAIVER FOR CERTAIN LANDS OWNED BY PATRICK AND BEVERLY WOOD, HUSBAND AND WIFE, AND KEITH WOOD, A SINGLE MAN, ALL AS JOINT TENANTS.

WHEREAS, Patrick & Beverly Wood and Keith Wood, seek a division of a 161.14 acre parcel of land into an 80 acre parcel (Parcel A) and an 81.14 acre parcel (Parcel B). This property is located in a portion of Section 5, Township 36 North, Range 10 East, and in a portion of Section 32, Township 37 North, Range 10 East, Mount Diablo Base and Meridian, in Lassen County, California, and to achieve the proposed division the applicants have submitted an application for approval of Tentative Parcel Map No. 2018-003 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 15183 of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, Tentative Parcel Map No. 2018-003, was conditionally approved by the Lassen County Planning Commission as a Parcel Map Waiver by Resolution No. 8-03-18 on August 1, 2018; and

WHEREAS, said Planning Commission Resolution No. 8-03-18 required twelve (12) conditions of approval for the subdivision of this property and the recording of Parcel Map Waiver No. 2018-003; and

WHEREAS, all twelve (12) conditions established by said Planning Commission Resolution No. 8-03-18 for the subdivision of this property and the approval and recording of Parcel Map Waiver No. 2018-003 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. 8-03-18.
3. The Lassen County Board of Supervisors hereby approves Parcel Map No. 2018-003, a Parcel Map Waiver for Patrick and Beverly Wood, husband and wife, and Keith Wood, a single man, all as Joint Tenants.
4. The Lassen County Board of Supervisors hereby approves the recording of said Parcel Map No. 2018-003, a Parcel Map Waiver for Patrick and Beverly Wood, husband and wife, and Keith Wood, a single man, all as Joint Tenants, 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 \_\_\_\_\_, 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. 8-03-18  
CORRECTING

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION APPROVING  
PARCEL MAP APPLICATION# 2018-003, PATRICK, BEVERLY AND KEITH WOOD.

WHEREAS, the Planning Commission of Lassen County, after due notice and public hearing conducted August 1, 2018, has considered Parcel Map application #2018-003, Patrick, Beverly and Keith Wood, to approve the division a 161.14 acre parcel into two parcels: Resultant Parcel A is 80 acres and Resultant Parcel B is 81.14 acres in size. The subject parcel is zoned U-C-2 (Upland Conservation/Resource Management District), and has an "Extensive Agriculture" land use designation in the *Lassen County General Plan, 2000*. The project site is bisected by Hayden Hill Road approximately 2 miles west of U.S. Highway 139 in Bieber CA 96009. APN(S): 017-090-11, and 029-010-10; and

WHEREAS, as required by Section 16.20.050 of Lassen County Code, the Technical Advisory Committee has referred the proposed project to the Planning Commission for a decision; and

WHEREAS, the Parcel Map application, if approved, would approve the division of a 161.14 acre parcel into an 80 Acre parcel and a 81.14 acre parcel; and

WHEREAS, Resolution No. 8-03-18 incorrectly referred to a 81.14 acre remainder; and

WHEREAS, the Environmental Review Officer of Lassen County has determined that Parcel Map #2018-003, Patrick, Beverly and Keith Wood, qualifies for exemption, pursuant to Section 15183 of the California Environmental Quality Act Guidelines.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Planning Commission finds as follows:
  - a. That the proposed project is consistent with the *Lassen County General Plan, 2000*.
  - b. The remainder of the proposed project, as conditioned, is consistent with the *Lassen County General Plan, 2000*.
  - c. That the project, as conditioned, will not be detrimental to the health, welfare, safety, peace, morals, comfort and general welfare of persons working in the neighborhood, of said project, nor be detrimental or injurious to property and improvements in the neighborhood.
3. The Planning Commission hereby adopts the findings and recommendations in the memorandum to the Technical Advisory Committee for the July 5, 2018, meeting, included

in the August 1, 2018, Planning Commission staff report.

4. The Planning Commission hereby concurs with the Environmental Review Officer that the project qualifies for an exemption, pursuant to Section 15183 of the California Environmental Quality Act Guidelines.
5. The Planning Commission hereby approves Parcel Map application #2018-003, Patrick, Beverly and Keith Wood, subject to the conditions of approval attached hereto as "Exhibit A".
6. This Resolution corrects and replaces Resolution Number 8-03-18.

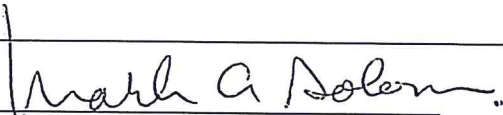
PASSED AND ADOPTED on September 5, 2018, at a regular meeting of the Planning Commission, County of Lassen, State of California by the following vote:


AYES: Commissioners Solomon, Herman and Purdy

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

ABSTAIN: Commissioners Shaw and Buckman

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

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

ATTEST:   
\_\_\_\_\_  
Maurice L. Anderson, Secretary  
Lassen County Planning Commission  
by: Gaylön F. Norwood



“EXHIBIT A”

CONDITIONS OF APPROVAL

Parcel Map #2018-003, Patrick, Beverly and Keith Wood

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. All utility connections must be placed underground unless otherwise approved by the Planning Commission or Board of Supervisors.
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 shall be subdivided as shown on the tentative map submitted on June 6, 2018 for Parcel Map Waiver Number 2018-003.
5. Owner(s), owner's agent(s) or applicant shall provide information and/or documentation required to demonstrate that all conditions of approval of Tentative Parcel Map Waiver Number 2018-003 have been satisfied or fulfilled before recordation of the Parcel Map Waiver.
6. 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 Waiver No. 2018-003 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.
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 Waiver Number 2018-003, the Parcel Map Waiver shall contain a note stating the construction of improvements required by the conditional approval of Tentative Parcel Map Waiver Number 2018-003 shall be completed before any permit or other grant of approval for development of the parcels shown on the Parcel Map Waiver is approved and/or issued.

8. A note shall be placed on the Parcel Map Waiver document which references that Hayden Hill Road was removed from the Lassen County maintained road system per Resolution No. 05-019, as adopted by the Lassen County Board of Supervisors on May 10, 2005, yet remains a public right-of-way for public use per said Resolution.
9. Owner(s), owner's agent(s) or applicant shall submit a preliminary copy of the Parcel Map Waiver meeting the requirements of Lassen County Code, Section 16.20.230, to the Lassen County Surveyor for review and approval. The Parcel Map Waiver shall acceptably describe the parcels being created and shall reference all easements of record, or any created or offered for dedication, which affect the parcel being subdivided. This review submittal shall also include the following:
  - (a) A current Condition of Title report(s) for the property shown on the tentative map submitted for Parcel Map Waiver Number 2018-003.
  - (b) An index of specific recorded survey maps and deeds used to prepare the Parcel Map Waiver.
  - (c) Copies of other maps, documents and data used to prepare the Parcel Map Waiver if unavailable in the Lassen County Surveyor's Office.
  - (d) All fees required for this review.
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 Waiver approving of the subdivision and the recording of the Parcel Map Waiver in accordance with Section 66445(e) of the Subdivision Map Act and Section 16.20.180(3)(B) of the Lassen County Code.
11. After the Parcel Map Waiver, including its form and content, have been determined to be acceptable by the County Surveyor in accordance with Section 16.20.200 of the Lassen County Code, and all conditions of the conditional approval of Tentative Parcel Map Waiver Number 2018-003 have been acceptably met, the owner(s), owner's agent(s) or applicant shall submit an original Parcel Map Waiver, corrected to its approved final form and signed by all parties having record title interest in the real property, to the County Surveyor for recording in the office of the Lassen County Recorder in accordance with Lassen County Code, Sections 16.20.220 and 16.20.230. This submittal of the Parcel Map Waiver 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 record the Parcel Map Waiver and related documents.
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 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 Parcel Map Waiver.



RECORDING REQUESTED BY: )  
Patrick Wood )  
P.O. Box 346 )  
Beiber, CA 96009 )  
)

AND WHEN RECORDED MAIL TO: )

Lassen County Surveyor )  
707 Nevada Street )  
Susanville, CA 96130 )

PARCEL MAP WAIVER NO. 2018-003  
CONSENT OF RECORD OWNERS

We, the undersigned, hereby certify that we are all of the parties having any record title interest in the hereinafter described parcels of real property, and do hereby consent to the creation of the hereinafter described parcels:

The land referred to herein below is situated in the unincorporated area in the County of Lassen, State of California and is described as follows:

Parcel A:

In Township 36 North, Range 10 East, Mount Diablo Meridian, according to the Official Plat thereof:

Section 5: The W  $\frac{1}{2}$  of the NW  $\frac{1}{4}$

Parcel B:

In Township 37 North, Range 10 East, Mount Diablo Meridian, according to the Official Plat thereof:

Section 32: The W  $\frac{1}{2}$  of the SW  $\frac{1}{4}$

The above-described parcels are subject to the following easements of record:

A non-exclusive easement in favor of the United States of America to use, maintain, improve and repair an existing road as described in the document recorded at Book 250, Page 278, of the Official Records of Lassen County, California;

A non-exclusive easement for ingress, egress, public utilities and recreation purposes as described in the Declaration of Easements and Establishment of Conditions, Restrictions and Reservations as recorded at Book 251, Page 487, of the Official Records of Lassen County, California. Said declaration was supplemented by an instrument recorded March 14, 1973 in Book 264, Page 214 of the Official Records of Lassen County, California;

An easement in favor of Lassen Gold Mining, Inc., a Delaware Corporation, for road and utility purposes together with incidental rights of maintenance, repair and replacement, on, over and across the existing alignment of Hayden Hill Road, as described in the document recorded at Book 525, Page 597, of the Official Records of Lassen County, California;

Easement rights of the public over and across those portions of the subject properties lying within Hayden Hill Road, County Road No. 534.



PARCEL MAP WAIVER NO. 2018-003

NOTE 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 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 recommended by the archaeologist to reduce potentially significant impacts to identified cultural resources to a less than significant level.

NOTE 2: Hayden Hill Road was removed from the Lassen County maintained road system per Resolution No. 05-019, as adopted by the Lassen County Board of Supervisors on May 10, 2005, yet remains a public right-of-way for public use per said Resolution.

RECORD OWNERS:

Patrick S. Wood  
Patrick S. Wood

Keith A. Wood  
Keith A. Wood

Beverly J. Wood  
Beverly J. Wood

A notary public or other officer completing this certificate verifies only the identity of the individual 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 San Joaquin

On, August 20, 2018 before me, Serenna M. Williams, Notary Public personally appeared, Keith A. Wood, 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/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument 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 Serenna M. Williams

(seal)



PARCEL MAP WAIVER NO. 2018-003

A notary public or other officer completing this certificate verifies only the identity of the individual 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 Lassen )

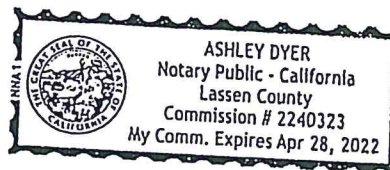
On, August 23, 2018 before me, Ashley Dyer, Notary Public personally appeared, Patrick S. & Beverly J. Wood, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument 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 Ashley Dyer

(seal)





PARCEL MAP WAIVER NO. 2018-003

COUNTY PLANNING COMMISSION STATEMENT:

I, Maurice L. Anderson, Secretary of the Lassen County Planning Commission, certify that Tentative Parcel Map Waiver No. 2018-003 was approved by the Lassen County Planning Commission on August 1, 2018. This approval included a waiver from the requirement for the preparation of a Final Parcel Map. I further certify that this Parcel Map Waiver complies with the conditions of said Tentative Parcel Map Approval.

Dated this 31 day of Aug, 2018



Maurice L. Anderson, Secretary of the Planning Commission

COUNTY TAX COLLECTOR'S CERTIFICATE:

I, Nancy Cardenas, Tax Collector of Lassen County, certify that there are no tax liens against Assessor's Parcel Numbers 017-090-11 and 029-010-10 as described herein, 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 the amount not to exceed \$2510.94 if recorded prior to 12-31-2018 and hereby acknowledge receipt of a deposit of bond.

Dated this 23 day of August, 2018



Nancy Cardenas, Lassen County Tax Collector

SUPERVISOR'S CERTIFICATE:

The Lassen County Board of Supervisors approved this Parcel Map Waiver No. 2018-003 for Patrick & Beverly Wood and Keith Wood, this \_\_\_\_\_ day of \_\_\_\_\_, 2018 per Lassen County Subdivision Ordinance 475A.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2018

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

PARCEL MAP WAIVER NO. 2018-003

SURVEYOR'S STATEMENT:

I hereby certify that this Parcel Map Waiver No. 2018-003 and attached legal descriptions were prepared by me or under my direct supervision and control in conformance with the requirements of the Subdivision Map Act and local ordinances at the request of Patrick and Beverly Wood. I further state that this Parcel Map Waiver substantially conforms to the approved Tentative Parcel Map No. 2018-003.

Dated this 23<sup>rd</sup> day of August, 2018

Vernon H. Templeton  
Vernon H. Templeton, PLS 4647

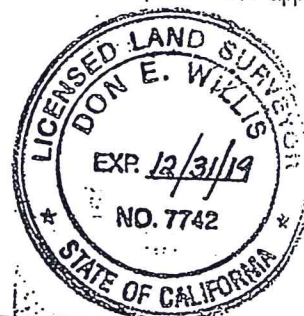


COUNTY SURVEYOR'S STATEMENT:

I, Don Willis, hereby state that I have examined this Parcel Map Waiver No. 2018-003 and the subdivision described herein is substantially the same as it appeared on the Tentative Parcel Map and any approved alterations thereof. I further state that this Parcel Map Waiver No. 2018-003 conforms with the requirements of the Subdivision Map Act and Local Ordinance applicable at the time of the approval of the Tentative Parcel Map.

Dated this 23<sup>rd</sup> day of August, 2018

Don E. Willis  
Don E. Willis, PLS 7742  
Lassen County Surveyor



A notary public or other officer completing this certificate verifies only the identity of the individual 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 Lassen )

On, August 23, 2018 before me, Kelley A. Hinman, Notary Public personally appeared, Don E. Willis, 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/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument 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

Kelley A. Hinman



(seal)