



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

website: www.co.lassen.ca.us

September 6, 2018

Zoning & Building

Inspection Requests

Phone: 530 257-5263

TO: Lassen County Board of Supervisors
Agenda Date: September 18, 2018

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

SUBJECT: Resolution to approve Parcel Map No. 2018-001 for Tucker Associates, Inc., a California Corporation.

ACTION REQUESTED:

That the Board of Supervisors adopt a resolution approving Parcel Map No. 2018-001 for Tucker Associates, Inc., a California Corporation, for certain lands located in a portion of Section 5, Township 28 North, Range 13 East, Mount Diablo Base and Meridian.

SUMMARY

On June 6, 2018, the Lassen County Planning Commission adopted Resolution No. 6-03-18 which conditionally approved Parcel Map Application No. 2018-001 for Tucker Associates, Inc, subject to fourteen (14) conditions of approval. The Lassen County Surveyor and the Secretary of the Planning Commission have determined that all fourteen (14) conditions of approval of said Parcel Map Application No. 2018-001 have been met.

MLA:dw

RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY BOARD OF SUPERVISORS TO APPROVE PARCEL MAP NO. 2018-001, A PARCEL MAP FOR CERTAIN LANDS OWNED BY TUCKER ASSOICATES, INC., A CALIFORNIA CORPORATION.

WHEREAS, Tucker Associates, Inc., a California Corporation, seeks to subdivide a parcel of land owned by it that is located in a portion of Section 5, Township 28 North, Range 13 East, Mount Diablo Base and Meridian, in Lassen County, California, and to this end has submitted an application for approval of Tentative Parcel Map No. 2018-001 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 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. 2018-001 was conditionally approved by the Lassen County Planning Commission on June 6, 2018 by Resolution No. 6-03-18; and

WHEREAS, said Planning Commission Resolution No. 6-03-18 required fourteen (14) conditions of approval for the subdivision of this property and the recording of Parcel Map No. 2018-001; and

WHEREAS, all fourteen (14) conditions established by said Planning Commission Resolution No. 6-03-18 for the subdivision of this property and the approval and recording of Parcel Map No. 2018-001 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. 6-03-18.
3. The Lassen County Board of Supervisors hereby approves Parcel Map No. 2018-001, a Parcel Map for Tucker Associates, Inc., a California Corporation.
4. The Lassen County Board of Supervisors hereby approves the recording of said Parcel Map No. 2018-001, a Parcel Map for Tucker Associates, Inc., 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. 6-03-18

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION APPROVING
PARCEL MAP APPLICATION# 2018-001, TUCKER & ASSOCIATES, INC.

WHEREAS, the Planning Commission of Lassen County, after due notice and public hearing conducted June 6, 2018, has considered Parcel Map application #2018-001, Tucker & Associates, Inc., to approve the division a 19.25 acre parcel into one parcel and a remainder. If approved, resultant Parcel 1-A would be 1.78 acres in size. The remainder would be approximately 17.47 acres in size. The project site is zoned C-2-D (General Commercial, Design Combining District) and has a land use designation of "Commercial" in the Janesville Planning Area Amendments, 1993, and the Lassen County General Plan, 2000. The project site is located at the corner of Cutoff Road and U.S. Highway 395 in Janesville, CA and has a situs address of 465-260 Main Street Janesville, CA 96114. APN: 129-590-32.; 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 19.25 acre parcel into one 1.78 Acre parcel and a 17.47 remainder; and

WHEREAS, the Environmental Review Officer of Lassen County has determined that Parcel Map #2018-001, Tucker & Associates, Inc., 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 *Janesville Planning Area Amendments, 1993* and *Lassen County General Plan, 2000*.
 - b. The remainder of the proposed project, as conditioned, is consistent with the *Janesville Planning Area Amendments, 1993* and *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 May 3, 2018, meeting, included in the June 6, 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 #2018-001, Tucker & Associates, Inc., subject to the conditions of approval attached hereto as "Exhibit A".

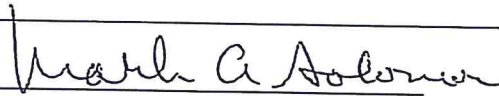
PASSED AND ADOPTED on June 6, 2018, at a regular meeting of the Planning Commission, County of Lassen, State of California by the following vote:

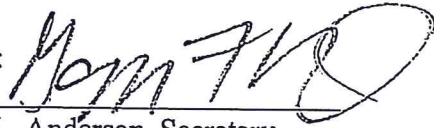
AYES: Commissioners Solomon, Herman, Meyer and Purdy

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 #2018-001, Tucker & Associates, Inc.

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 “Preliminary Tentative Map for Tucker Associates, Inc.” submitted on April 19, 2018 for Parcel Map No. 2018-001.
4. Owner shall cause a field survey of the property shown on the tentative map submitted for Parcel Map No. 2018-001 to be completed in accordance with Section 66448 of the Subdivision Map Act and Section 16.20.160 of the Lassen County Code.
5. 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 a tentative parcel map, the Parcel Map shall contain a note stating the construction of improvements required by the conditional approval of a submitted tentative parcel map 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.
6. 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. 2018-001 have been satisfied or fulfilled.
7. 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 shall 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. 2018-001, 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 for the property shown on the tentative parcel map submitted for Parcel Map No. 2018-001.
 - (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, G.L.O. Plats 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.
8. 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. 2018-001 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.
9. 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)(B) of the Lassen County Code.
10. Prior to recordation of Parcel Map No. 2018-001, 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.
11. If future development is initiated or occurs, it will be subject to the California Board of Forestry and Fire protection SRA Fire Safe Regulations, as of January 1, 2016.
- a) Both parcels must meet access, address signage, and setbacks for all qualifying construction.

12. Obtain an encroachment Permit from the Lassen County Department of Public Works/Road for access off Janesville Main Street, County Road 235. Location, type, and size of encroachments shall be approved by Lassen County Public Works.
13. In addition, obtain an Encroachment Permit from Lassen County Department of Public Works/Road for the existing well which is located within the road right of way and for any proposed improvements pertaining to the use of well.
14. Any future use of the well on the property shall require written approval from the Environmental Health Department.

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 Tucker Associates, Inc., in June, 2018. I hereby state that this parcel 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: 8/16/18
L.S. 4647

COUNTY SURVEYOR'S STATEMENT

I, Don E. Willis, hereby state that I examined this Parcel Map and that the tentative map shown hereon is substantially the same as it appeared on the tentative map and any approved alterations thereof. I further state that this Parcel Map complies with all provisions of Chapter 2 of the California Subdivision Map Act, as amended, and all applicable ordinances of Lassen County applicable at the time of approval of the tentative map and I am satisfied this map is technically correct.



Don E. Willis Date: 8/16/18
L.S. 7742
Lassen County Surveyor

SUPERVISOR'S CERTIFICATE

The Lassen County Board of Supervisors approved this Parcel Map for Tucker Associates, Inc. this 16 day of August, 2018, per Lassen County Ordinance No. 475.

Chairman, Board of Supervisors

COUNTY TAX COLLECTOR'S CERTIFICATE

I, Nancy Cardenas, Tax Collector of Lassen County, certify that there are no tax liens against APN 129-590-32 as hereon set forth, 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 an amount not to exceed \$300.00 if recorded by December 31, 2018.

Nancy Cardenas Date: 9/1/18
Nancy Cardenas, Lassen County Tax Collector

OWNER'S STATEMENT

We, Tucker Associates, Inc., a California Corporation, hereby certify as follows:

1. 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.
2. We and each of us do hereby consent to the preparation and recordation of this map.

Brent A. Tucker
Brent A. Tucker
President

TRUSTEE'S CERTIFICATE

Col-Sierra Title Company, a California Corporation, as Trustee under a Deed of Trust recorded July 27, 2009, Instrument No. 2009-04246 of Official Records, does hereby consent to the preparation and recordation of this map.

By: Douglas K. O'Brian

Title: Vice President Date: August 15, 2018

COUNTY PLANNING COMMISSION CERTIFICATE

I, Maurice L. Anderson, Secretary of the Lassen County Planning Commission, hereby certify that Tentative Parcel Map 2018-001 was approved by the Lassen County Planning Commission, on June 6, 2018 and that the final Parcel Map complies with the conditions of said Tentative Parcel Map approval.

Maurice L. Anderson

Date: 9-6-18

COUNTY RECORDER'S STATEMENT

Filed this 16 day of September, 2018 at 1:00 p.m. in Book 129-590-32 of Maps at Pages 1 at the request of Vernon H. Templeton. Fee: \$ 85.00

Julie Bustamante, Lassen County Recorder

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 Colusa) SS

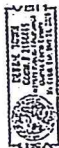
On August 14, 2018 before me, Douglas K. O'Brian, a Notary Public in and for said State, appeared, Brent A. Tucker

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



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 Lassen) SS

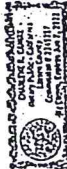
On 8-15-2018 before me, Charlene R. Oakley, a Notary Public in and for said State, appeared, Suzanne K. O'Brien

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



PARCEL NO. 18-001
PARCEL MAP
FOR

TUCKER ASSOCIATES, INC.,

A CALIFORNIA CORPORATION
SHOWING A DIVISION OF PARCEL 1 PER BOOK 18 OF MAPS, PAGE 40
IN SECTION 5, T28 N., R.13 E., M.D.B. & M
IN THE UNINCORPORATED AREA OF
LASSEN COUNTY, CALIFORNIA

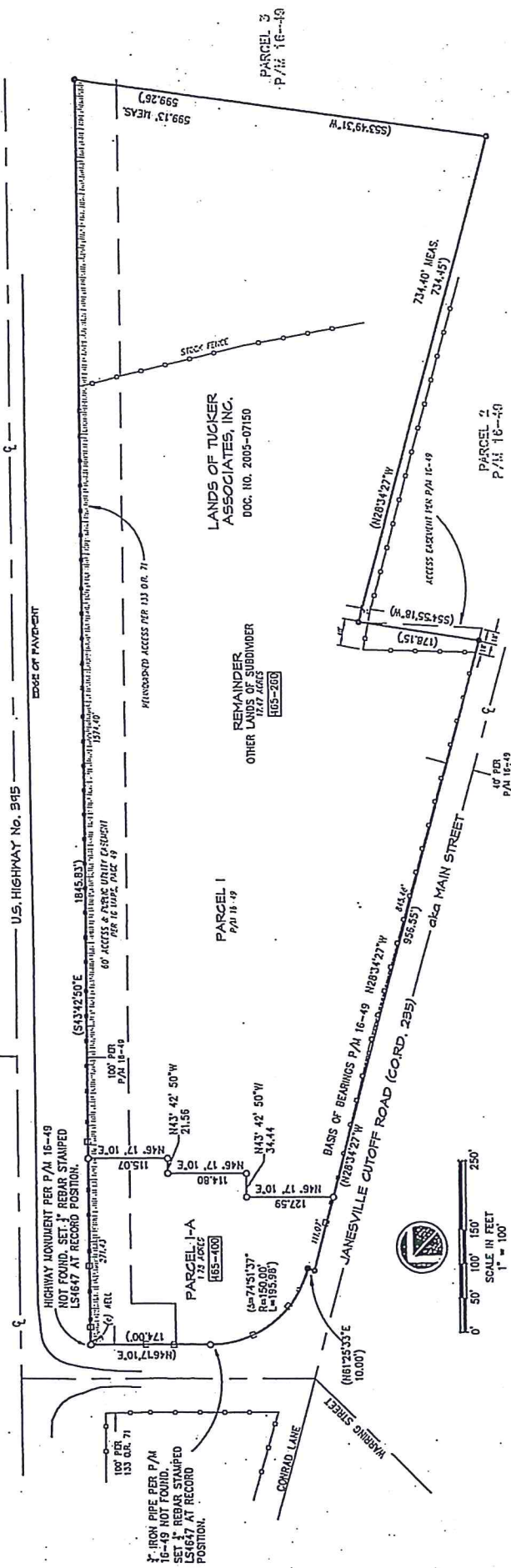
NST Engineering, Inc.
1104 Nevada Blvd.
Susanville, CA 96080
(530) 237-8773



JUNE 22, 2018

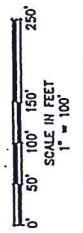
2017-100

SHEET 1 OF 2

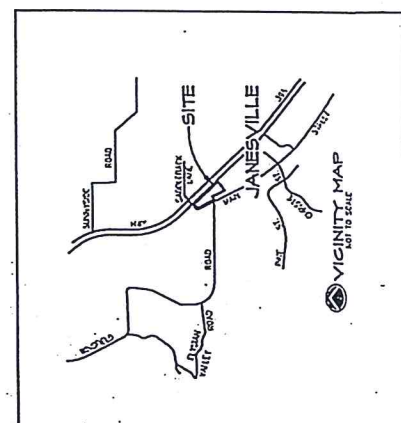


LEGEND

- FOUND 1/2" IRON PIPE TAGGED "RCE 25005" PER P/A 16-49
- SET 1/2" REBAR WITH CAP STAMPED LS 4647
- EXISTING FENCE LINE
- () INDICATES RECORD AND MEASURED INTERSECTION PER P/A 16-49, EXCEPT AS OTHERWISE SHOWN
- INDICATES PARCEL ADDRESS



BASES OF BEARINGS IS THE WESTERLY LINE OF PARCEL 1 PER PARCEL MAP 16-49 SHOWN AS N283°42'27"W



NOTES:

- The Construction of improvements required by the Conditional Approval of a submitted Tentative Parcel Map 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.
- 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 to reduce impacts to cultural resources to a less than significant level.
- If future development is initiated or occurs, it will be subject to the California Board of Forestry and Fire Protection SRA Fire Safe Regulations, as of January 1, 2016.
 - Both parcels must meet access, address signage, and setbacks for all qualifying construction.

P/M NO. 19-001
PARCEL MAP

FOR
TUCKER ASSOCIATES, INC.
A CALIFORNIA CORPORATION
SHOWING A DIVISION OF PARCEL 1 PER BOOK 10 OF MAPS, PAGE 40
IN SECTION 5, T.28 N., R.13 E., M.D.B. & M.
IN THE UNINCORPORATED AREA OF
LASSEN COUNTY, CALIFORNIA

NST Engineering, Inc.
1433 14TH STREET, SUITE 200
DUNSMITH, CALIFORNIA 95926
(916) 257-5170

JUNE 25, 2018

SHEET 2 OF 2