



*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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Phone: 530 251-8269  
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Zoning & Building  
Inspection Requests  
Phone: 530 257-5263

September 13, 2018

TO: Lassen County Board of Supervisors  
Agenda Date: September 25, 2018

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

SUBJECT: Resolution to approve Parcel Map No. 2018-002 for Gregg and Heather Ethridge, located in a portion of Section 6, Township 28 North, Range 13 East, Mount Diablo Base and Meridian.

ACTION REQUESTED:

That the Board of Supervisors adopt a resolution approving Parcel Map No. 2018-002 for Gregg and Heather Ethridge, husband and wife as joint tenants. The proposed project is a minor land division that will create two separate legal parcels from a single existing parcel which is located in a portion of Section 6, Township 28 North, Range 13 East, Mount Diablo Base and Meridian.

SUMMARY

On May 2, 2018, the Lassen County Planning Commission adopted Resolution No. 5-01-18 which recommended approval of Parcel Map Application No. 2018-002, a Parcel Map for Gregg and Heather Ethridge, to the Lassen County Board of Supervisors. On June 19, 2018, the Lassen County Board of Supervisors adopted Resolution No. 18-041 which conditionally approved Parcel Map Application No. 2018-002, subject to sixteen (16) conditions of approval.

The Lassen County Surveyor and the Secretary of the Planning Commission have determined that all sixteen (16) conditions of approval per said Resolution No. 18-041 for said Parcel Map Application No. 2018-002 have been met.

MLA:dw

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

RESOLUTION OF THE LASSEN COUNTY BOARD OF SUPERVISORS TO  
APPROVE PARCEL MAP NO. 2018-002, A PARCEL MAP FOR GREGG AND  
HEATHER ETHRIDGE, HUSBAND AND WIFE AS JOINT TENANTS.

WHEREAS, Gregg and Heather Ethridge seek to subdivide a parcel of land owned by them that is located in Lassen County, California, and to this end have submitted an application for approval of Tentative Parcel Map No. 2018-002 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 15183 of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, the Lassen County Planning Commission recommended approval of Parcel Map No. 2018-002 to the Lassen County Board of Supervisors on May 2, 2018 by Resolution No. 5-01-18, and the Lassen County Board of Supervisors conditionally approved Parcel Map No. 2018-002 on June 19, 2018 by Resolution No. 18-041; and

WHEREAS, the Lassen County Planning Commission recommended approval of Rezone No. 2018-002 to the Lassen County Board of Supervisors on May 2, 2018 by Resolution No. 5-01-18, and the Lassen County Board of Supervisors conditionally approved Rezone No. 2018-002 on June 19, 2018 by Resolution No. 18-041; and

WHEREAS, said Planning Commission Resolution No. 5-01-18 and said Board of Supervisors Resolution No. 18-041 required sixteen (16) conditions of approval for the subdivision of this property and the recording of Parcel Map No. 2018-002; and

WHEREAS, all sixteen (16) conditions established by said Planning Commission Resolution No. 5-01-18 and approved by said Board of Supervisors Resolution No. 18-041 for the subdivision of this property and the approval and recording of Parcel Map No. 2018-002 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. 5-01-18.
3. The Lassen County Board of Supervisors hereby approves Parcel Map No. 2018-002, a Parcel Map for Gregg and Heather Ethridge, as conditionally approved by Lassen County Board of Supervisors Resolution No. 18-041.

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

4. The Lassen County Board of Supervisors hereby accepts the easements offered for dedication to the County of Lassen for public road and public utility purposes along Wingfield Road, County Road No. 205, and Elysian Valley Road, County Road No. 219, as shown on said Parcel Map No. 2018-002.
5. The Lassen County Board of Supervisors hereby approves the recording of said Parcel Map No. 2018-002, a Parcel Map for Gregg and Heather Ethridge, in the Office of the Lassen County Recorder.

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



5-01-18  
RESOLUTION NO. 5-01-18

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE PARCEL MAP APPLICATION #2018-002 AND REZONE APPLICATION #2018-002, ETHRIDGE, SUBJECT TO CONDITIONS

WHEREAS, the Planning Commission of Lassen County, after due notice, and a public hearing conducted May 2, 2018, has considered Parcel Map Application #2018-002 and Rezone Application #2018-002, Ethridge, proposing to divide a 20-acre parcel into two parcels: Resultant Parcel A is 10 acres and Resultant Parcel B is 10 acres; and

WHEREAS, the applicants have proposed to rezone the subject parcel from the A-2-B-19 (Agricultural Residential District, 19 Acre Building Site Combining District) zoning district into the A-2-B-10 (Agricultural Residential District, 10 Acre Building Site Combining District) zoning district to allow for the parcel map application; and

WHEREAS, the Environmental Review Officer has determined that the proposed parcel map and rezone applications are not subject to further environmental review under the California Environmental Quality Act pursuant to Section 15183 of the Guidelines.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Planning Commission finds that the proposed parcel map application and rezone are consistent with the *Janesville Planning Area, 1993* and *Lassen County General Plan, 2000*, and the parcel sizes proposed are consistent with parcel sizes permissible under the A-2-B-10 zoning district.
3. The Planning Commission hereby concurs with the Environmental Review Officer that the proposed parcel map and rezone applications are not subject to further environmental review under the California Environmental Quality Act pursuant to Section 15183 of the Guidelines.
4. The Planning Commission hereby adopts the Technical Advisory Committee's recommended findings attached with the staff report for PM #2018-002, RZ #2018-002, Ethridge.
5. The Planning Commission hereby recommends that the Board of Supervisors approve Parcel Map #2018-002 and Rezone #2018-002, Ethridge, subject to the conditions set forth in Exhibit "A" attached hereto.

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

AYES: 4 Commissioners Herman, Solomon, Meyer and Purdy

NOES: 0 None

ABSTAIN: 0 None

ABSENT: 1 None

Mark A. Solomon  
Chairman  
Lassen County Planning Commission

ATTEST:

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

EXHIBIT "A"  
RECOMMENDED CONDITIONS OF APPROVAL  
PARCEL MAP #2018-002 AND REZONE #2018-002

1. Owner(s), owner's agent(s) or applicant shall satisfy and the project shall meet all applicable requirements provided by law.
2. The parcel shall be subdivided as shown on the "Tentative Parcel Map" submitted on February 27, 2018 for Parcel Map No. 2018-002.
3. Owner shall offer for dedication to the County of Lassen an easement for public road and public utility purposes over that portion of Wingfield Road, County Road No. 205, which falls within the project boundaries, lying thirty (30) feet Westerly of the centerline of said Wingfield Road.
4. Owner shall offer for dedication to the County of Lassen an easement for public road and public utility purposes over that portion of Elysian Valley Road, County Road No. 219, which falls within the project boundaries, lying thirty (30) feet Southerly of the centerline of said Elysian Valley Road.
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. 2018-002 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 Chapter 2, Article 3, 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. 2018-002, 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 for the property shown on the tentative parcel map submitted for Parcel Map No. 2018-002.



- (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, 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. 2018-002 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.
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. 2018-002, 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.
11. 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.
12. The applicant will submit (a) will-serve letter(s) to demonstrate the availability of telephone and electric utilities, as well as cable services, from the appropriate utility

and/or service provider(s) unless otherwise approved by the Planning Commission or Board of Supervisors.

13. All utility connections must be placed underground unless otherwise approved by the Planning Commission or Board of Supervisors.
14. The applicants shall obtain encroachment permits from the Lassen County Department of Public Works/Roads for ingress/egress onto Wingfield Road (County Road 205) and Elysian Valley Road (County Road 219) prior to any development or access.
15. 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.
16. The Health Department has determined that percolation testing and soil profiles will be necessary to demonstrate that site soils are suitable for use of individual water flush sewage disposal systems on proposed parcel B. 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". A test pit is to be dug to a depth of at least eight feet (8'), and a soil profile tabulated and submitted to the Health Department for review and approval. The Health Department shall inspect excavation pits. All soil profile testing shall be performed by or under the direction of a Professional Engineer, Engineering 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.



RESOLUTION NO. 18-041

RESOLUTION OF THE LASSEN COUNTY BOARD OF SUPERVISORS  
APPROVING PARCEL MAP APPLICATION #2018-002 AND REZONE  
APPLICATION #2018-002, ETHRIDGE, SUBJECT TO CONDITIONS

WHEREAS, the Board of Supervisors of Lassen County, after due notice and a public hearing conducted June 19, 2018, has considered Parcel Map Application #2018-002 and Rezone Application #2018-002, Ethridge, proposing to divide a 20-acre parcel into two parcels: Resultant Parcel A is 10 acres and Resultant Parcel B is 10 acres; and

WHEREAS, the applicants have proposed to rezone the subject parcel from the A-2-B-19 (Agricultural Residential District, 19 Acre Building Site Combining District) zoning district into the A-2-B-10 (Agricultural Residential District, 10 Acre Building Site Combining District) zoning district to allow for the parcel map application; and

WHEREAS, the Planning Commission held a public hearing on May 2, 2018, and has recommended that the Lassen County Board of Supervisors approve Parcel Map Application #2018-002 and Rezone Application #2018-002, Ethridge, pursuant to Lassen County Code Sections 16.20.085 and 18.124.040; and

WHEREAS, the Environmental Review Officer has determined that the proposed parcel map and rezone applications are not subject to further environmental review under the California Environmental Quality Act pursuant to Section 15183 of the Guidelines.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Lassen County Board of Supervisors finds that the proposed parcel map application and rezone are consistent with the *Janesville Planning Area, 1993* and *Lassen County General Plan, 2000*, and the parcel sizes proposed are consistent with parcel sizes permissible under the A-2-B-10 zoning district.
3. The Lassen County Board of Supervisors hereby concurs with the Environmental Review Officer that the proposed parcel map and rezone applications are not subject to further environmental review under the California Environmental Quality Act pursuant to Section 15183 of the Guidelines.
4. The Lassen County Board of Supervisors hereby approves Parcel Map Application #2018-002 and Rezone Application #2018-002, Ethridge, subject to the conditions set forth in Exhibit "A" attached hereto.

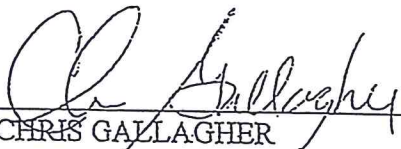
The foregoing resolution was adopted at a regular meeting of the Lassen County Board of Supervisors of the County of Lassen, State of California, held on the 19th day of June, 2018, by the following vote:

AYES: Supervisors Gallagher, Teeter, Hemphill and Albaugh.

NOES: None.

ABSTAIN: None.

ABSENT: Supervisor Hammond.

  
CHRIS GALLAGHER  
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 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 June, 2018.

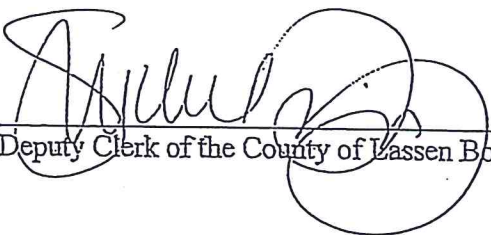
  
Deputy Clerk of the County of Lassen Board of Supervisors





EXHIBIT "A"  
CONDITIONS OF APPROVAL FOR  
PARCEL MAP #2018-002 AND REZONE #2018-002

1. Owner(s), owner's agent(s) or applicant shall satisfy and the project shall meet all applicable requirements provided by law.
2. The parcel shall be subdivided as shown on the "Tentative Parcel Map" submitted on February 27, 2018 for Parcel Map No. 2018-002.
3. Owner shall offer for dedication to the County of Lassen an easement for public road and public utility purposes over that portion of Wingfield Road, County Road No. 205, which falls within the project boundaries, lying thirty (30) feet Westerly of the centerline of said Wingfield Road.
4. Owner shall offer for dedication to the County of Lassen an easement for public road and public utility purposes over that portion of Elysian Valley Road, County Road No. 219, which falls within the project boundaries, lying thirty (30) feet Southerly of the centerline of said Elysian Valley Road.
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. 2018-002 have been satisfied or fulfilled.
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  - (a) A current Condition of Title report for the property shown on the tentative parcel map submitted for Parcel Map No. 2018-002.



- (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, 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. 2018-002 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.
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10. Prior to recordation of Parcel Map No. 2018-002, 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.
11. 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.

12. The applicant will submit (a) will-serve letter(s) to demonstrate the availability of telephone and electric utilities, as well as cable services, from the appropriate utility and/or service provider(s) unless otherwise approved by the Planning Commission or Board of Supervisors.
13. All utility connections must be placed underground unless otherwise approved by the Planning Commission or Board of Supervisors.
14. The applicants shall obtain encroachment permits from the Lassen County Department of Public Works/Roads for ingress/egress onto Wingfield Road (County Road 205) and Elysian Valley Road (County Road 219) prior to any development or access.
15. 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.
16. The Health Department has determined that percolation testing and soil profiles will be necessary to demonstrate that site soils are suitable for use of individual water flush sewage disposal systems on proposed parcel B. 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". A test pit is to be dug to a depth of at least eight feet (8'), and a soil profile tabulated and submitted to the Health Department for review and approval. The Health Department shall inspect excavation pits. All soil profile testing shall be performed by or under the direction of a Professional Engineer, Engineering 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.



# SURVEYOR'S STATEMENT

This map was prepared by me or under my direction and is based upon field survey in accordance with the requirements of the Subdivision Map Act and local laws in effect at the time of the survey. I am a duly licensed and qualified surveyor in the State of California. I hereby certify that this map conforms to the requirements of the Subdivision Map Act, and that the map is a true and correct representation of the land shown on the map and the survey.

David M. Vogel Date: 9-5-18  
Fred R. Magel, L.S. 3569  
Lassen County Surveyor

# COUNTY SURVEYOR'S STATEMENT

I, Don E. Vail, hereby state that I examined this Parcel Map and that the subdivision shown herein is substantially the same as it appeared on the tentative map and any approved alterations thereto. 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 the County of Lassen, applicable at the time of approval of the tentative map and I am satisfied this final map is technically correct.

Don E. Vail Date: 9-13-18  
Don E. Vail, PLS 7742  
Lassen County Surveyor

# COUNTY PLANNING COMMISSION CERTIFICATE

I, Maurice L. Anderson, Secretary of the Lassen County Planning Commission, hereby certify that Tentative Parcel Map 2018-002 was approved by the Lassen County Planning Commission on May 2, 2018, and that the final Parcel Map complies with the conditions of said Tentative Parcel Map approval.

Maurice L. Anderson Date: 9-13-18  
Maurice L. Anderson, Secretary

# SUPERVISOR'S CERTIFICATE

The Lassen County Board of Supervisors approved this Parcel Map for Gregg & Heather Ethridge this 13th day of September, 2018, per County Ordinance No. 4424, and the same was offered and shown on this map were accepted on behalf of the public for public road and public utility purposes.

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 the property shown on this map. I further certify that no municipal or local taxes or special assessments are levied on the property shown on this map, and that no taxes or special assessments are levied on the property shown on this map, and that no taxes or special assessments are levied on the property shown on this map.

Nancy Cardenas  
Nancy Cardenas, Lassen County Tax Collector

# COUNTY RECORDER'S STATEMENT

This map was filed for record on 13th day of September, 2018, at the request of Gregg & Heather Ethridge.  
Book: 185.00 of Maps or Pages  
Fee: \$155.00

Julie Bustamante, Lassen County Recorder

# OWNER'S STATEMENT

We, Gregg A. Ethridge & Heather A. Ethridge, hereby certify as follows:  
1. We are the only parties having any recordable interest in the real property shown on this map.  
2. We do hereby consent to the preparation and recording of this map.  
3. We do hereby offer for dedication to the County of Lassen, or its successor in interest, easements for public road and public utility purposes over those 30 foot wide strips of land lying within the boundaries of the map, and Epsilon Valley Road, containing 1.47 acres, as shown on this map.

# NOTARY ACKNOWLEDGEMENTS

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 Sept 10, 2018 before me, S. Lyons, a Notary Public

in and for said State, appeared, Gregg A. Ethridge and Heather A. Ethridge, 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 he/she/they are the person(s) acting on the instrument in the capacity(ies) 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: S. Lyons  
Notary Public  
State of California  
My Comm. Exp. 12/31/2021

# TRUSTEE'S STATEMENT

Fidelity National Title Insurance Company, Trustee under a deed of Trust, recorded May 31, 2012, Instrument Number 2012-02773, in the Official Records of the Clerk/Recorder of Lassen County, does hereby consent in the preparation and recording of this map.

Dr. Stephen DeNola Title: AUP Date: 9-11-18

# NOTARY ACKNOWLEDGEMENTS

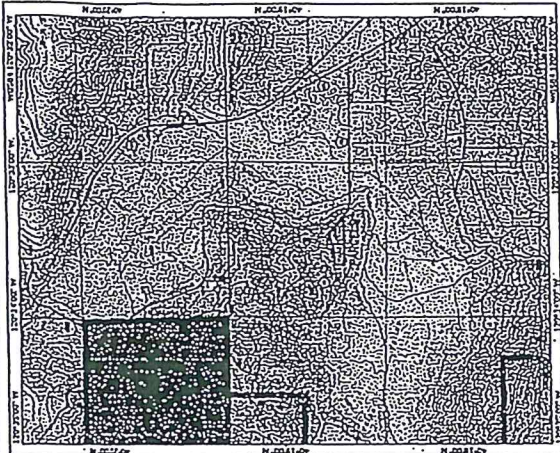
A notary public or other officer completing this certificate verifies only the identity of the individual(s) who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }  
COUNTY OF LASSEN } SS  
On Sept 10, 2018 before me, S. Lyons, a Notary Public

in and for said State, appeared, Angela DiCicco, 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 he/she/they are the person(s) acting on the instrument in the capacity(ies) 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: Angela DiCicco  
Notary Public  
State of California  
My Comm. Exp. 12/31/2021



VICINITY MAP NO SCALE

# DEFERRED IMPROVEMENT NOTICE

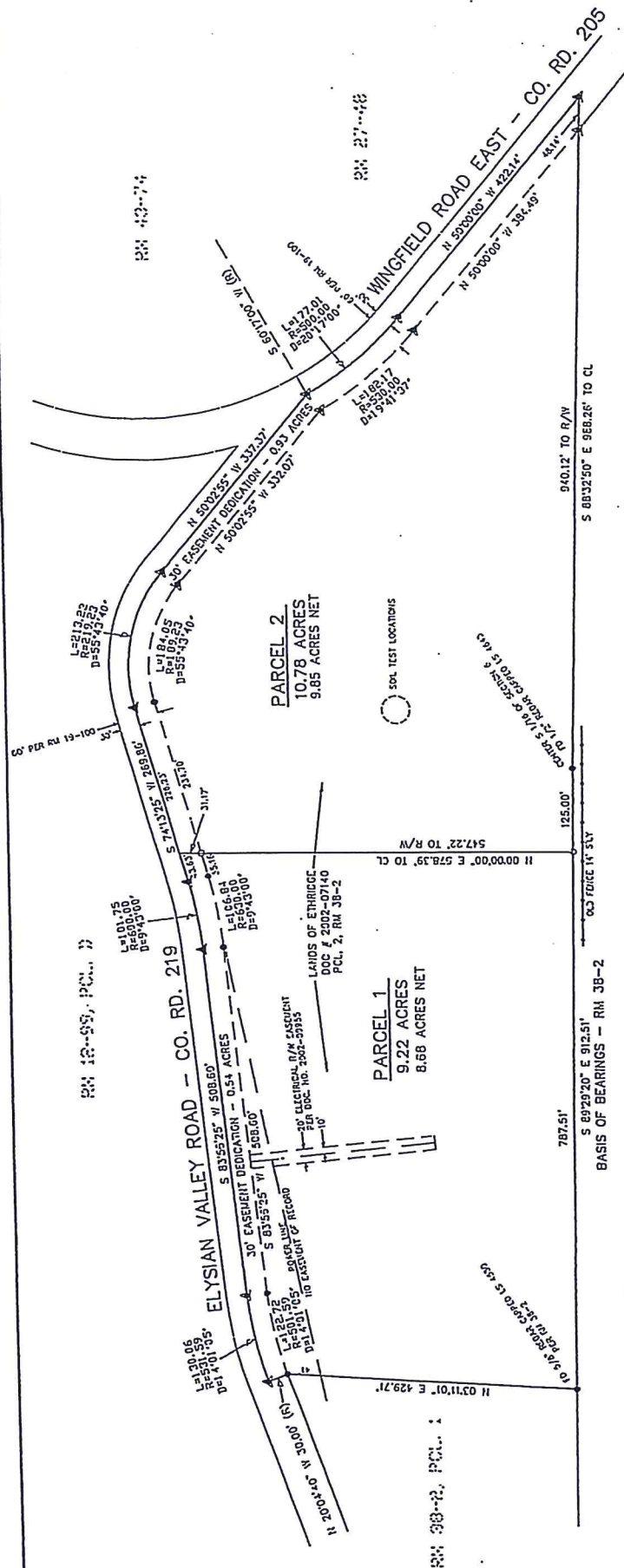
PER SECTION 66411.1 OF THE SUBDIVISION MAP ACT, THE ENCROACHMENT PERMIT AND THOSE IMPROVEMENTS RELATED TO ENCROACHMENT PERMIT, REQUIRED BY CONDITION # 14 OF RESOLUTION NO. 18-041, HAVE BEEN DEFERRED UNTIL THE DEVELOPMENT OF PARCEL 2 REQUIRES THEIR CONSTRUCTION.

P/M 2018-002  
PARCEL MAP FOR  
GREGG & HEATHER ETHRIDGE  
IN 1/2 S 1/2 SECTION 6, T20N R12E MDN  
LASSEN COUNTY, CALIFORNIA  
FRED R. MAGEL, L.S. 3569  
487-100 COLD RIVER ROAD  
SUSANVILLE, CA 96150

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**ARCHAEOLOGICAL 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 AN ARCHAEOLOGIST, WHO SHALL BE DETERMINED BY THE PROJECT PROPOSER, HAS BEEN CONSULTED TO ASSESS THE FIND'S SIGNIFICANCE AND RECOMMEND APPROPRIATE MITIGATION MEASURES. THE PROJECT PROPOSER SHALL IMPLEMENT ANY MITIGATION MEASURES IDENTIFIED TO REDUCE IMPACTS TO CULTURAL RESOURCES TO A LESS THAN SIGNIFICANT LEVEL.

**LEGEND**

- FOUND 1/2" REBAR CAPPED L.S. 4643 PER RM 19-100, EXCEPT AS NOTED
- ▲ RECORD LOCATION OF REINFORCEMENT PER RM 19-100 & RM 38-2, NOT LOCATED FOR
- ⊕ SET 3/8" REBAR CAPPED L.S. 3589

ALL DIMENSIONS SHOWN ARE MEASURED AND RECORD PER 38 MAPS 2, UNLESS OTHERWISE NOTED.

**SCALE: 1" = 100'**

0 50 100 150 200 250

**PARCEL MAP FOR**  
**GREGG & HEATHER ETHRIDGE**  
 IN N 1/2, S 1/2 SECTION 6, T28N R13E N00N  
 LASSEN COUNTY, CALIFORNIA  
 SCALE: 1" = 100'  
 FRED R. NACOL, L.S. 3589  
 697-100 CO. RD. 205  
 SUDBURY, CA 95130

P/M 2018-002

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