



County of Lassen
Department of Planning and Building Services

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

July 18, 2019

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

TO: Lassen County Board of Supervisors
Agenda Date: August 13, 2019

Zoning & Building
Inspection Requests
Phone: 530 257-5263

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

SUBJECT: Resolution to approve Parcel Map No. 2018-006, a Parcel Map for Segregation of Homesite, for Raymond and Rebecca Jones, located in a portion of Section 1, Township 29 North, Range 12 East, Mount Diablo Base and Meridian.

ACTION REQUESTED:

That the Board of Supervisors adopt a resolution approving Parcel Map No. 2018-006, a Parcel Map for Segregation of Homesite, for Raymond and Rebecca Jones, husband and wife as joint tenants. The proposed project is a minor land division that proposes to create a 20.00 acre Homesite Segregation parcel from an existing 185 acre parcel, with the remaining acreage to be a "Remainder". The subject property is located in a portion of Section 1, Township 29 North, Range 12 East, Mount Diablo Base and Meridian, in Lassen County, California.

SUMMARY

On January 2, 2019, the Lassen County Planning Commission adopted Resolution No. 1-02-19 which conditionally approved Parcel Map Application No. 2018-006 for Raymond and Rebecca Jones, 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. 1-02-19 for said Parcel Map Application No. 2018-006 have been met.

MLA:dw

RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY BOARD OF SUPERVISORS TO APPROVE PARCEL MAP NO. 2018-006, A PARCEL MAP FOR SEGREGATION OF HOMESITE, FOR RAYMOND AND REBECCA JONES, HUSBAND AND WIFE AS JOINT TENANTS.

WHEREAS, Raymond and Rebecca Jones, husband and wife as joint tenants, 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. 2018-006 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. 2018-006 was conditionally approved by the Lassen County Planning Commission as a Segregation of Homesite on January 2, 2019 by Resolution No. 1-02-19; and

WHEREAS, said Planning Commission Resolution No. 1-02-19 conditionally approved the creation of a 20 acre "homesite" parcel and a second parcel 165 acres in size; and

WHEREAS, the property owners submitted a written request, dated May 7, 2019, to the Department of Planning and Building Services requesting that the 165 acre parcel be changed to a "remainder" parcel, with said request being granted by the Department of Planning and Building Services under the authority provided by Section 16.20.130 of the Lassen County Code; and

WHEREAS, said Planning Commission Resolution No. 1-02-19 required sixteen (16) conditions of approval for the subdivision of this property and the recording of Parcel Map No. 2018-006; and

WHEREAS, all sixteen (16) conditions established by said Planning Commission Resolution No. 1-02-19 for the subdivision of this property and the approval and recording of Parcel Map No. 2018-006 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. 1-02-19.

RESOLUTION NO. _____

3. The Lassen County Board of Supervisors hereby approves Parcel Map No. 2018-006, a Parcel Map for Segregation of Homesite, for Raymond and Rebecca Jones, husband and wife as joint tenants.
4. The Lassen County Board of Supervisors hereby approves the recording of said Parcel Map No. 2018-006, a Parcel Map for Segregation of Homesite, for Raymond and Rebecca Jones, 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 _____, 2019 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 _____, 2019.

Deputy Clerk of the County of Lassen Board of Supervisors

SURVEYOR'S STATEMENT

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of Raymond Jones, in January, 2019. 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: 7/5/19
Vernon H. Templeton, L.S. 4647

COUNTY PLANNING COMMISSION CERTIFICATE

I, Maurice L. Anderson, Secretary of the Lassen County Planning Commission, hereby certify that Tentative Parcel Map 2018-006 was approved by the Lassen County Planning Commission, on January 2, 2019 and that the final Parcel Map complies with the conditions of said Tentative Parcel Map approval.

Maurice L. Anderson Date: 7-15-19
Maurice L. Anderson, Secretary

OWNER'S STATEMENT

We, Raymond D. Jones and Rebecca I. Jones, 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 recording of this map.

Raymond D. Jones Rebecca I. Jones
RAYMOND D. JONES REBECCA I. JONES

NOTARY ACKNOWLEDGEMENT

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

STATE OF CALIFORNIA } SS
COUNTY OF Colusa }

On July 3, 2019, before me, Rebekah L. Jones, a Notary Public in and for said State, appeared, Raymond D. Jones, 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.
COMMISSION #2249252
LASSEN COUNTY
Exp. 8/16/22

Signature VR Jones

COUNTY SURVEYOR'S STATEMENT

I, Don E. Willis, hereby state that I examined this Parcel Map and that the subdivision shown hereon is substantially the same as it appeared on the tentative map and any approved alterations thereof, I further state that this 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: 7/5/19
Don E. Willis, L.S. 7742
Lassen County Surveyor

SUPERVISOR'S CERTIFICATE

The Lassen County Board of Supervisors approved this Parcel Map for Raymond D. Jones and Rebecca I. Jones, this _____ day of _____, 2019, per Lassen County Ordinance No. 475.

Chairman, Board of Supervisors

BENEFICIARY'S CERTIFICATE

Mortgage Electronic Registration Systems, Inc (MERS), as Beneficiary under a Deed of Trust recorded July 31, 2013, Instrument No. 2013-03868 of the Official Records of Lassen County, California, does hereby consent to the preparation and recording of this map.

By: Spencer Coch
Spencer Coch
Mortgage Electronic Registration Systems, Inc (MERS)

Title: Assistant Secretary Date: 7/2/19

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.

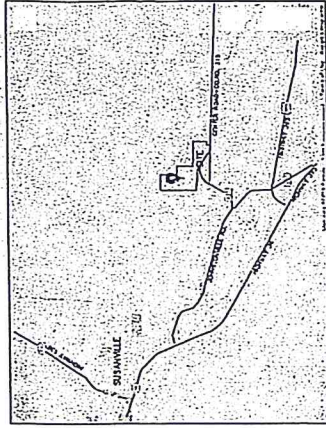
STATE OF Michigan } SS
COUNTY OF Wayne }

On July 2, 2019, before me, Mulbay A. Woods, a Notary Public in and for said State, appeared, Spencer Coch, Assistant Secretary of MERS, 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 Mulbay A. Woods



VICINITY MAP
NOT TO SCALE

COUNTY RECORDER'S STATEMENT

Filed this _____ day of _____, 2019 at _____ m. in Book _____ of Maps at Pages _____ at the request of Vernon H. Templeton. Fee : \$ 85.00

Julie Bustamante, Lassen County Recorder

COUNTY TAX COLLECTOR'S CERTIFICATE

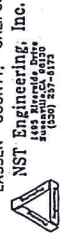
I, Nancy Cardenas, Tax Collector of Lassen County, certify that there are no tax liens against APN 116-070-69 as hereon set forth, or any unpaid State, County, Municipal, or Local taxes, or special assessments collected as taxes, except taxes which are a lien but not yet due or payable. I estimate the latter to be in an amount not to exceed \$ 9054.19, if recorded by December 31, 2019.

Nancy Cardenas Date: 7/16/2019
Nancy Cardenas, Lassen County Tax Collector

P/M NO. 2018-006
PARCEL MAP

FOR
RAYMOND D. & REBECCA I. JONES

SHOWING A DIVISION OF THE "REMAINDER" PARCEL PER BOOK 39 OF MAPS, PAGE 72 IN SECTION 1, T.29 N., R.12 E., M.D. & M IN THE UNINCORPORATED AREA OF LASSEN COUNTY, CALIFORNIA

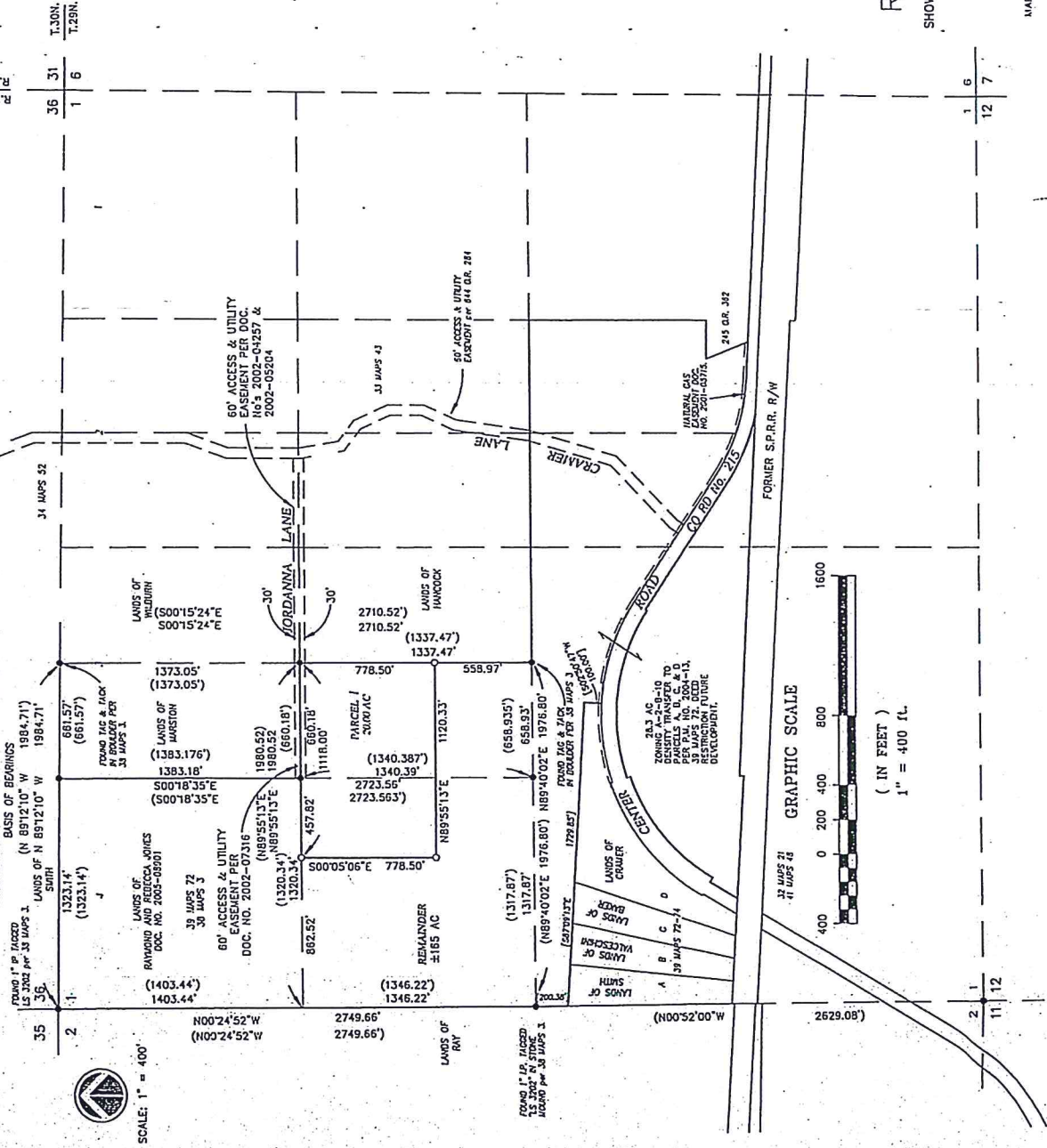


MARCH 2019

2019-029

SHEET 1 OF 2

THE BASIS OF BEARINGS IS THE NORTH LINE OF THE NW 1/4, SECTION 1,
AS SHOWN ON 38 MAPS 3, BEING N 89°12'10" W.



SCALE: 1" = 400'

GRAPHIC SCALE



(IN FEET)
1" = 400 FL.

NOTES:

1. This land division is allowed pursuant to Lassen County Code, Section 18.08.250, Segregation of Homesteads in Agricultural Zones. No additional Homesteads 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 subject to the approval of the Board of Supervisors and their heirs, successors and assigns of the property shown on this Parcel Map.
2. 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 determine the nature and extent of the resources and to develop a mitigation plan. The project proponent shall implement any mitigation measures identified to reduce impacts to cultural resources to a less than significant level.
3. The construction of improvements required by the conditional approval of Tentative Parcel Map No. 2018-008 shall be completed before any permit or other grant of approval for development of the parcels shown on this Parcel Map is approved and/or issued.

LEGEND

- () RECORD PER 38 MAPS 3.
- () RECORD PER 39 MAPS 72-74.
- FOUND 1/2" REBAR W/ PLASTIC CAP STAMPED LS 4647.
PER 38 MAPS 3, UNLESS OTHERWISE NOTED.
- SET 1/2" REBAR W/ PLASTIC CAP STAMPED LS 4647.

P/M NO. 2018-008
PARCEL MAP

FOR
RAYMOND D. & REBECCA I. JONES

SHOWING A DIVISION OF THE "REMAINDER" PARCEL PER BOOK 39 OF MAPS, PAGE 72
IN SECTION 1, T.29 N., R.12 E., M.D.B. & M.

IN THE UNINCORPORATED AREA OF
LASSEN COUNTY, CALIFORNIA



NST Engineering, Inc.
1850 Highway 99
Ste. 200
Marysville, CA 95901
(530) 237-5173

MARCH 2019

SHEET 2 OF 2

RESOLUTION NO. 1-02-19

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION
APPROVING TENTATIVE PARCEL MAP #2018-006, RAYMOND D. & REBECCA
I. JONES

WHEREAS, the Planning Commission of Lassen County, after due notice and a public hearing held on January 2, 2019, has considered Tentative Parcel Map #2018-006, Raymond D. & Rebecca I. Jones, to allow for the division of a single 185 acre parcel into two parcels pursuant to Lassen County Code Section 18.108.250 (Segregation of Homesites in Agricultural Zones); Parcel 1 ("homesite" parcel) is 20 acres (as shown on the tentative parcel map) and Parcel 2 is 165 acres. The parcel is located at 705-505 Jordanna Lane in Susanville CA, approximately 1,400 feet north of Center Road (County Road A-27). APN: 116-070-69; 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 that the project, as conditioned, will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or to the general welfare.
3. The Lassen County Planning Commission hereby adopts the Technical Advisory Committee (TAC) recommended findings made on December 6, 2018, and contained in January 2, 2019, Planning Commission Staff Report, including the findings required by section 16.20.070 of the Lassen County Code.
4. 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.
5. The Planning Commission hereby approves Parcel Map #2018-006, Raymond D. & Rebecca I. Jones, subject to the conditions of approval attached hereto as "Exhibit A".

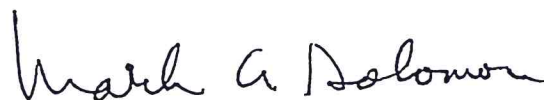
PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the 2nd day of January, 2019, by the following vote:

AYES: Commissioners Solomon, Herman, Buckman and Purdy

NOES: None

ABSTAIN: None

ABSENT: None



Chairman

Lassen County Planning Commission

ATTEST:



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

EXHIBIT A

CONDITIONS OF APPROVAL

PARCEL MAP #2018-006, Raymond D. & Rebecca I. Jones

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. Prior to the division being effective, the owner or owners of the property included in the approved subdivision shall execute and cause to be recorded in the office of the recorder of Lassen County a restriction binding upon the original owners and their heirs, successors and assigns, which disallows additional homesites to be segregated, pursuant to this section, from the property until at least ten years has elapsed from the date of recordation of the subdivision instrument. (Ord. 467-AC § 28 (part), 2003; Ord. 467-C, 1986; Ord. 467 § 66 (part), 1984).
3. Owner(s), owner's agent(s) or applicant shall satisfy and the project shall meet all applicable requirements provided by law.
4. The parcel shall be subdivided as shown on the revised tentative parcel map for Parcel Map No. 2018-006 that was submitted on October 24, 2018. The tentative parcel map had originally been submitted by the applicant on October 23, 2018.
5. Owner shall cause a field survey of the property shown on the tentative map submitted for Parcel Map No. 2018-006 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 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.
7. The existing roadways which provide access to the subject property (Cramer Lane and Jordanna Lane) shall be improved to the standard of an "Unpaved Rural Street" in accordance with Section 16.32.090(4) of the Lassen County Code. Construction of "Unpaved Rural Streets" shall be in conformance with the standards for Road Section Number Four (4) of Section 16.32.110 of the Lassen County Code and shall be privately maintained in accordance with Section 845 of the California Civil Code. This standard shall apply from Conservation Center Road, County Road No. 215, to the westerly terminus of Jordanna Lane.
8. A Registered Civil Engineer shall certify that Cramer Lane and Jordanna Lane have been constructed to the standard of an "Unpaved Rural Street", as specified in Sections

16.32.090(4) and 16.32.110 of the Lassen County Code. This certification shall also specify that any drainage concerns have been addressed so as to not adversely affect any adjoining properties.

9. The applicant shall enter into a private Road Maintenance Agreement, in accordance with Section 845(b) of the California Civil Code, for the privately maintained roadway known as Jordanna Lane. This document shall be submitted to the Planning and Building Services Department for review and approval prior to its concurrent recordation with Parcel Map No. 2018-006 in the Official Records of Lassen County. Cramer Lane currently has a recorded Road Maintenance Agreement in place as recorded in Book 688, Page 001, of the Official Records of Lassen County.
10. 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. 2018-006 have been satisfied or fulfilled.
11. 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. 2018-006, 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. 2018-006.
 - (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.
12. 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. 2018-006 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.

13. 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.
14. Prior to recordation of Parcel Map No. 2018-006, 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.
15. Obtain an encroachment permit from the Lassen County Department of Public Works/Road for any proposed access off Center Road, County Road 215.
16. 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.