



County of Lassen
Department of Planning and Building Services

• Planning

• Building Permits

• Code Enforcement

• Surveyor


• Surface Mining

February 27, 2020

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: March 10, 2020

Zoning & Building
Inspection Requests
Phone: 530 257-5263

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

SUBJECT: Resolution to approve Parcel Map No. 2019-002, a Parcel Map for Dennis and Amy Fiddament, located in a portion of Section 16, 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. 2019-002, a parcel map for Dennis and Amy Fiddament, husband and wife as joint tenants. The proposed project is a single lot parcel map that will not create any new parcels and seeks to allow for the addition of a designated building site. The parcel map which originally created the Fiddament parcel, Parcel Map No. 910019, as the same was filed on September 16, 1993 in Book 31 of Maps, Pages 17-18, of the Official Records of Lassen County, shows two designated building sites on Parcel D-1 (the parcel currently owned by the Fiddaments) and the property owners would like to add a third building site. Section 16.04.060 of the Lassen County Code (Compliance with notes on recorded maps) requires that a new parcel map be filed when completing changes such as this.

SUMMARY

On January 7, 2020, the Lassen County Planning Commission adopted Resolution No. 1-01-20 which conditionally approved Parcel Map Application No. 2019-002 for Dennis and Amy Fiddament, subject to eleven (11) conditions of approval.

The Lassen County Surveyor and the Secretary of the Planning Commission have determined that all eleven (11) conditions of approval per said Resolution No. 1-01-20 for said Parcel Map Application No. 2019-002 have been met.

MLA:dw

RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY BOARD OF SUPERVISORS TO APPROVE PARCEL MAP NO. 2019-002, A PARCEL MAP FOR DENNIS AND AMY FIDDAMENT, HUSBAND AND WIFE AS JOINT TENANTS.

WHEREAS, Dennis and Amy Fiddament, husband and wife as joint tenants, seek to complete a single lot parcel map (no new parcels will be created) to add a designated building site to the two shown on the parcel map that originally created the parcel, this being Parcel Map No. 910019 which was filed on September 16, 1993 in Book 31 of Maps, Pages 17-18, of the Official Records of Lassen County, and to this end have submitted an application for approval of Tentative Parcel Map No. 2019-002 to the Lassen County Department of Planning and Building Services; and

WHEREAS, Section 16.04.060 of the Lassen County Code (Compliance with notes on recorded final or parcel maps) requires that a new parcel map be filed if any use *"would conflict with any note attached to any recorded final or parcel map."* Parcel Map No. 910019 contains a note referencing *two* Department of Fish and Game approved building sites on the Fiddament parcel, known as Parcel D-1 of said Parcel Map No. 910019, and the property owners would like to create a third designated building site; and

WHEREAS, the Environmental Review Officer of the County of Lassen has determined that a Negative Declaration was adopted for the approval of said Parcel Map No. 910019 and the current project (Parcel Map No. 2019-002) is not subject to additional environmental review pursuant to Section 15162 of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, Tentative Parcel Map No. 2019-002 was conditionally approved by the Lassen County Planning Commission on January 7, 2020 by Resolution No. 1-01-20; and

WHEREAS, said Planning Commission Resolution No. 1-01-20 conditionally approved Parcel Map No. 2019-002 to allow for the addition of a designated building site to those shown on said Parcel Map No. 910019; and

WHEREAS, said Planning Commission Resolution No. 1-01-20 required eleven (11) conditions of approval to allow for the addition of a designated building site to said Parcel Map No. 910019 and to allow for the recording of Parcel Map No. 2019-002; and

WHEREAS, all eleven (11) conditions established by said Planning Commission Resolution No. 1-01-20 have been acceptably met by the applicants.

NOW, THEREFORE BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.

RESOLUTION NO. _____

2. The Lassen County Board of Supervisors concurs with the findings of Lassen County Planning Commission Resolution No. 1-01-20.
3. The Lassen County Board of Supervisors hereby approves Parcel Map No. 2019-002, a Parcel Map for Dennis and Amy Fiddament, husband and wife as joint tenants.
4. The Lassen County Board of Supervisors hereby approves the recording of said Parcel Map No. 2019-002, for Dennis and Amy Fiddament, 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 _____, 2020 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 _____, 2020.

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 Dennis Fiddament in January 2020. 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.



Don E. Willis Date: 2/27/20
Vernon H. Templeton, L.S. 4647

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 final map is technically correct.



Don E. Willis Date: 2/27/20
Don E. Willis, L.S. 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 2019-002 was approved by the Lassen County Planning Commission, on January 7, 2020 and that the final Parcel Map complies with the conditions of said Tentative Parcel Map approval.

Maurice L. Anderson Secretary
Date: 2-27-20

SUPERVISOR'S CERTIFICATE

The Lassen County Board of Supervisors approved this Parcel Map for Dennis K. Fiddament and Amy L. Fiddament this _____ day of _____, 2020 per Lassen County Ordinance No. 475.

Chairman, Board of Supervisors
Date: _____

COUNTY RECORDER'S STATEMENT

Filed this _____ day of _____, 2020 at _____ m. in Book _____ of Maps of Pages _____ at the request of Vernon H. Templeton.
Fee : \$85.00

Julie Bustamante, Lassen County Recorder

OWNER'S STATEMENT

We, Dennis K. Fiddament and Amy L. Fiddament, 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.

Dennis K. Fiddament
Dennis K. Fiddament
Amy L. Fiddament
Amy L. Fiddament

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 February 2, 2020 before me, Ashley Dyer, a Notary Public in and for said State, appeared, DENNIS K. FIDDAMENT and AMY L. FIDDAMENT 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.

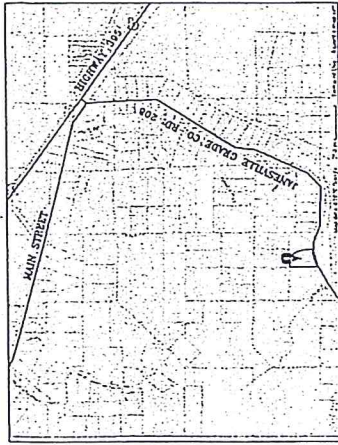


Signature Ashley Dyer

COUNTY TAX COLLECTOR'S CERTIFICATE

I, Nancy Cardenas, Tax Collector of Lassen County, certify that there are no tax liens against APN 129-210-67 as hereon set forth, or any unpaid State, County, Municipal, or Local taxes, or special assessments collected as taxes, except taxes which are lien but not yet due or payable. I estimate the latter to be in an amount not to exceed \$4346.00, if recorded by December 31, 2020.

Nancy Cardenas
Nancy Cardenas, Lassen County Tax Collector



VICINITY MAP
(NOT TO SCALE)

P/M 2019-002

PARCEL MAP FOR

DENNIS K. & AMY L. FIDDAMENT

IN THE SE 1/4 OF THE SE 1/4 OF SECTION 16, T28N, R13E, M.D.M.
PARCEL D-1 PER 31 MAPS 17 & 18
LASSEN COUNTY, CALIFORNIA



NST Engineering, Inc.
1405 Riverchase Drive
Suite 100, Yuba City, CA 95991
209.875.8770

JANUARY 2020

2020-009

SHEET 1 OF 2

LANDS OF MAXFELDT
PARCEL A
PER 27 MAPS 90

LANDS OF KREMER
PARCEL B-1
PER 31 MAPS 18

SCALE : 1" = 50'



LANDS OF STURGEON
PARCEL C
PER 27 MAPS 90

PARCEL D-1
PER 31 MAPS 18

DIC APPROVED
BEC. SITE
PER 31 MAPS 18

PARCEL 1
LANDS OF FIDDAMENT
4.32 AC

PARCEL D-2
PER 31 MAPS 18

DIC APPROVED
PER 31 MAPS 18

LANDS OF TREVZU
PARCEL D-2
PER 31 MAPS 18

JACKPOT LANE

40' EASEMENT
FOR ACCESS AND UTILITIES
PER 27 MAPS 20 &
31 MAPS 18
245 ON 13
225 ON 711
225 ON 711
472 ON 533

10' UTILITY EASEMENT
PER 27 MAPS 18 &
31 MAPS 18

APPROVED BUILDING LOCATION
EQUIPMENT STORAGE BUILDING

10' POWERLINE EASEMENT
PER 508 OR 140

GRAPHIC SCALE



(IN FEET)
1" = 50 ft.

LEGEND

— FUND MONUMENT PER 31 MAPS 17 & 18
() RECORD AND MONUMENT PER 31 MAPS 17 & 18

THE BASIS OF BEARINGS IS THE WEST LINE OF
PARCEL D-1 PER 31 MAPS 17 & 18 SHOWN AS N1° 02' 21"E

P/M 2019-002

PARCEL MAP FOR
DENNIS K. & AMY L. FIDDAMENT
IN THE SE 1/4 OF THE SE 1/4 OF SECTION 16, T28N, R13E, M.D.M.
PARCEL D-1 PER 31 MAPS 17 & 18

LASSSEN COUNTY, CALIFORNIA

SCALE : 1" = 50'

NST Engineering, Inc.
4400 Interstate, Dr.
Shastana, CA 95500
(830) 527-0170



JANUARY 2020

2020-009

SHEET 2 OF 2

53' 31' 51"E RAD.

530' 12' 56"E RAD.

THE SW CORNER OF THE
SE 1/4 OF THE SE 1/4
OF SECTION 16, T28N, R13E, M.D.M.
SECTION 16, T28N, R13E, M.D.M.

(S88° 31' 41"E 19.21')

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RESOLUTION NO. 1-01-20

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION APPROVING
PARCEL MAP APPLICATION #2019-002, DENNIS FIDDAMENT

WHEREAS, the Planning Commission of Lassen County, after due notice and a public hearing conducted on December 3, 2019, and continued to January 7, 2020, has considered Parcel Map Application #2019-002 filed by Dennis Fiddament, for a single lot parcel map (no parcels will be created) to modify the designated building sites, located along the southwestern boundary of the subject parcel, shown on the Final Parcel Map, titled Parcel Map for Scott Armstrong & Susan Armstrong, recorded at Book 31 of Maps, Page 17, located at 461-805 Jackpot Lane, Janesville, CA 96114, (Assessor Parcel Number 129-210-67); and

WHEREAS, the Environmental Review Officer of the County of Lassen has determined that a Negative Declaration was adopted for the approval of the Scott Armstrong & Susan Armstrong Parcel Map and this project is not subject to additional environmental review pursuant to Section 15162 of the California Environmental Quality Act Guidelines.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Lassen County Planning Commission finds as follows:
 - a. The proposed project is consistent with the *Lassen County General Plan, 2000, Janesville Planning Area Amendments, 1993*, and the provisions of the Lassen County Zoning Ordinance.
 - b. As conditioned, the addition of the proposed building site will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood, nor be detrimental or injurious to property or improvements in the neighborhood or to the general welfare.
 - c. The project meets the requirements of Lassen County Subdivision Ordinance 475 and the Subdivision Map Act.
 - d. The site is physically suitable for the type of development (e.g. residential development within the proposed building site).
 - e. This project will not change the existing or future density of the parcel.
 - f. Other than the addition of the proposed building site, this project does not modify the Scott Armstrong & Susan Armstrong Final Parcel Map.

- g. The project will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed building site addition.
 - h. The project, as conditioned, is in compliance with the Subdivision Map Act and Lassen County Code, including all findings required by Government Code Section 66428(b) and Lassen County Code Section 16.20.230, as to area, improvement and design, flood and water drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, and environmental protection.
- 3. The Lassen County Planning Commission hereby adopts the Technical Advisory Committee Findings contained in the December 3, 2019, Planning Commission Staff Report.
 - 4. The Planning Commission hereby concurs with the Environmental Review Officer that a Negative Declaration was adopted for the approval of the Scott Armstrong & Susan Armstrong Parcel Map and this project is not subject to additional environmental review pursuant to Section 15162 of the CEQA.
 - 5. The Planning Commission hereby approves Parcel Map #2019-002, Fiddament, subject to the conditions of approval attached hereto as "Exhibit A".

RESOLUTION NO. 1-01-20

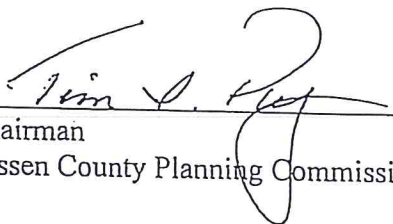
PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the 7th day of January, 2020, by the following vote:

AYES: Commissioners McGrath, Buckman, Purdy and Solomon


NOES: _____

ABSTAIN: _____

ABSENT: Commissioner Shaw



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 #2019-002, Fiddament

1. In accordance with Section 18.108.235 of the Lassen County Code, a design review application must be approved before any residential construction that requires a building permit application, unless waived pursuant to Lassen County Code Section 18.118.050.
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 delineated as shown on the "Tentative Parcel Map" submitted on October 17, 2019 for Parcel Map No. 2019-002.
4. Owner(s) shall offer for dedication to the County of Lassen an easement for public road and public utility purposes over that portion of Janesville Grade, County Road No. 208, lying 30 feet Northerly of the centerline, which fall within the limits of the boundaries of Parcel "D-1", as the same are shown on Parcel Map No. 910019, filed at Book 31 of Maps, Pages 17-18, of the Official Records of Lassen County.
5. Owner(s) shall cause a field survey of the property shown on the tentative map submitted for Parcel Map No. 2019-002 to be completed in accordance with Section 66448 of the Subdivision Map Act and Section 16.20.160 of the Lassen County Code. The parcel map shall show the location of the new building site that is being proposed since its location is *not* within the two approved building sites that are shown on Parcel Map No. 910019 (the parcel map that originally created the parcel).
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. 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. 2019-002 have been satisfied or fulfilled.
8. Owner(s), owner's agent(s) or applicant shall submit a preliminary copy of the Parcel Map meeting the requirements of Article 3, Parcel Maps, Sections 66444-66450 of the Subdivision Map Act and Lassen County Code, Chapter 16.20, Sections 16.20.170 and 16.20.180, to the Lassen County Surveyor for review and approval. The Parcel Map 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. 2019-002, which affect the parcel being delineated. 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. 2019-002.
 - (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.
-
9. After the Parcel Map, including its form and content, have been determined to be acceptable by the County Surveyor, in accordance with Lassen County Code, Section 16.20.200, and all conditions of the conditional approval of the tentative parcel map submitted for Parcel Map No. 2019-002 have been acceptably met, the owner(s), owner's agent(s) or applicant shall submit an original mylar of the Parcel Map, corrected to its approved final form and signed by all parties required to execute the certificates on the map, to the County Surveyor for recording in the office of the Lassen County Recorder in accordance with Lassen County Code, Sections 16.20.210 and 16.20.220. This submittal of the Parcel Map shall also include any documents which are required to be recorded concurrently with the Parcel Map. A Parcel Map Guarantee shall also be submitted along with the appropriate fees necessary to the record the Parcel Map and any related documents.
10. If there are any Deeds of Trust on the property, either the Trustee or the Beneficiary shall sign a certificate statement on the Parcel Map approving of the recordation 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.
11. Prior to recordation of Parcel Map No. 2019-002, 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.