



County of Lassen

Department of Planning and Building Services

• Planning

• Building Permits

• Code Enforcement

• Surveyor

• Surface Mining

April 1, 2021

Maurice L. Anderson, Director
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TO: Lassen County Board of Supervisors
Agenda Date: April 13, 2021

Zoning & Building
Inspection Requests
Phone: 530 257-5263

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

SUBJECT: Resolution to approve Parcel Map No. 2020-002, a Parcel Map for Alan E. Siemer, as Trustee of The 2009 Alan E. Siemer Revocable Trust, located in portions of Sections 9 and 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. 2020-002, a parcel map for Alan E. Siemer, as Trustee of The 2009 Alan E. Siemer Revocable Trust. The proposed project is a single lot parcel map that will not create any new parcels and seeks to remove a designated building site that is shown on Parcel B-1 of Parcel Map No. 2006-131. Said Parcel Map No. 2006-131 originally created the subject parcel and was filed on December 21, 2007 in Book 41 of Maps, Pages 96-97, of the Official Records of Lassen County. 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 February 2, 2021, the Lassen County Planning Commission adopted Resolution No. 2-02-21 which conditionally approved Tentative Parcel Map No. 2020-002 for Alan E. Siemer, as Trustee of The 2009 Alan E. Siemer Revocable Trust, subject to twelve (12) conditions of approval.

The Lassen County Surveyor and the Secretary of the Planning Commission have determined that all twelve (12) conditions of approval per said Resolution No. 2-02-21 for Parcel Map No. 2020-002 have been met.

MLA:dw

RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY BOARD OF SUPERVISORS TO APPROVE PARCEL MAP NO. 2020-002, A PARCEL MAP FOR ALAN E. SIEMER, AS TRUSTEE OF THE 2009 ALAN E. SIEMER REVOCABLE TRUST.

WHEREAS, Alan E. Siemer, as Trustee of The 2009 Alan E. Siemer Revocable Trust, seeks to complete a single lot parcel map (no new parcels to be created) to remove a designated building site shown on Parcel B-1 of Parcel Map No. 2006-131, as the same is filed at Book 41 of Maps, Pages 96-97, of the Official Records of Lassen County; and

WHEREAS, Alan E. Siemer has submitted an application for approval of Tentative Parcel Map No. 2020-002 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,"* this section therefore requiring that a new parcel map be filed; and

WHEREAS, the Environmental Review Officer of the County of Lassen has determined that Negative Declaration No. 2006-131 was adopted for the approval of said Parcel Map No. 2006-131 and the current project (Parcel Map No. 2020-002) is not subject to additional environmental review pursuant to Section 15162(a) of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, Tentative Parcel Map No. 2020-002 was conditionally approved by the Lassen County Planning Commission on February 2, 2021 by Resolution No. 2-02-21; and

WHEREAS, said Planning Commission Resolution No. 2-02-21 conditionally approved Tentative Parcel Map No. 2020-002 subject to twelve (12) conditions of approval to allow for the removal of a designated building site on Parcel B-1 of said Parcel Map No. 2006-131 and to allow for the recording of said Parcel Map No. 2020-002; and

WHEREAS, all twelve (12) conditions of approval established by said Planning Commission Resolution No. 2-02-21 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. 2-02-21.
3. The Lassen County Board of Supervisors hereby approves Parcel Map No. 2020-002,

RESOLUTION NO. _____

a Parcel Map for Alan E. Siemer, as Trustee of The 2009 Alan E. Siemer Revocable Trust.

4. The Lassen County Board of Supervisors hereby approves the recording of said Parcel Map No. 2020-002, for Alan E. Siemer, as Trustee of The 2009 Alan E. Siemer Revocable Trust, 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 _____, 2021 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 _____, 2021.

Deputy Clerk of the County of Lassen Board of Supervisors

RESOLUTION NO. 2-02-21

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION
APPROVING PARCEL MAP APPLICATION #2020-002, ALAN E. SIEMER
(APN 129-610-46)

WHEREAS, the Planning Commission of Lassen County, after due notice and a public hearing conducted February 2, 2021, has considered Parcel Map Application #2020-002, filed by Alan E. Siemer, proposing a single lot parcel map (no new parcels) to modify the designated building site, shown on Parcel B-1 of the final parcel map, titled Parcel Map No. 2006-131 for Curtis Whiteley, recorded at Book 41 of Maps, Pages 96-97 of the Official Records of Lassen County; and

WHEREAS, Lassen County Code Section 16.20.070 states that in approving or conditionally approving the tentative map, the Planning Commission...shall find that the proposed parcel map, together with its provisions for its design and improvements, is consistent with applicable general or specific plans adopted by Lassen County; and

WHEREAS, Initial Study No. 2006-131 was prepared and Negative Declaration No. 2006-131 was adopted for Parcel Map No. 2006-131, and the Environmental Review Officer has concluded that further documentation under the California Environmental Quality Act (CEQA) is not required, pursuant to Section 15162(a) of the CEQA 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*, as amended by the *Janesville Planning Area Amendment, 1993*, the provisions of the Lassen County Zoning Ordinance, the provisions of the Lassen County Fire Safe Ordinance, the provisions of the Lassen County Subdivision Ordinance, and the provisions of the Subdivision Map Act.
 - b. The proposed project, as conditioned, 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.
3. The Lassen County Planning Commission hereby adopts the findings and conclusions of the Director of the Department of Planning and Building Services contained in the memorandum provided for the February 2, 2021, Planning Commission meeting, concluding that no additional environmental review under CEQA necessary.

4. The Lassen County Planning Commission hereby adopts the recommended findings and conditions of the Technical Advisory Committee, contained in the memorandum provided for the February 2, 2021, Planning Commission meeting.
5. The Lassen County Planning Commission hereby approves Parcel Map Application #2020-002, subject to the conditions of approval set forth in Exhibit "A" attached hereto.

The foregoing resolution was adopted at a regular meeting of the Planning Commission of the County of Lassen, State of California, held on the 2th day of February, 2021, by the following vote:

AYES: Commissioners Ingram, Buckman, Solomon and Shaw

NOES: None

ABSTAIN: None

ABSENT: None



Chairman
Lassen County Planning Commission

ATTEST:



Maurice L. Anderson, Secretary
Lassen County Planning Commission

EXHIBIT "A"
CONDITIONS OF APPROVAL FOR
PARCEL MAP #2020-002

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 delineated as shown on the "Tentative Parcel Map for Alan E. Siemer" submitted on November 12, 2020, for Parcel Map No. 2020-002.
3. Owner(s) shall cause a field survey of the property shown on the tentative map submitted for Parcel Map No. 2020-002 to be completed in accordance with Section 66448 of the Subdivision Map Act and Section 16.20.160 of the Lassen County Code.
4. 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.
5. 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. 2020-002 have been satisfied or fulfilled.
6. 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. 2020-002, 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. 2020-002.
 - 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.
7. 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. 2020-002 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.
 8. 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)(8) of the Lassen County Code.
 9. Prior to recordation of Parcel Map No. 2020-002, 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.
 10. A note shall be recorded on the final map for Parcel Map No. 2020-002 requiring that in the event any archeological 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 are of the discovery until a qualified archeologist, retained at the project proponent's expense, is consulted to assess the find's significance and recommend appropriate mitigation measures, which the project proponent shall implement to reduce potentially significant impacts to identified cultural resources to a less than significant level.
 11. A note shall be recorded on the final map requiring that all buildings on Parcel 1 (formerly identified as Parcel B-1 on Parcel Map No. 2006-131) shall be set back a minimum of 50' from the pond.
 12. Approved leach areas shall be designated on the final map and shall be set back a minimum of 100' from the pond.

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 Alan Siemer in November 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.



Vernon H. Templeton Date: 3/11/21
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: 3-29-21
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 2020-002 was approved by the Lassen County Planning Commission, on February 2, 2021 and that the final Parcel Map complies with the conditions of said Tentative Parcel Map approval.

M. Anderson

Maurice L. Anderson, Secretary
Date: 3-29-21

SUPERVISOR'S CERTIFICATE

The Lassen County Board of Supervisor's approved this Parcel Map for The 2009 Alan E. Siemer Revocable Trust this day of _____, 2021 per Lassen County Ordinance No. 475.

Chairman, Board of Supervisors
Date: _____

COUNTY RECORDER'S STATEMENT

Filed this _____ day of _____, 2021 at _____ m. in Book _____ of Maps at Pages _____ at the request of Vernon H. Templeton.
Fee : \$85.00

Julie Bustamante, Lassen County Recorder

OWNER'S STATEMENT

I, Alan E. Siemer, hereby certify as follows:
1. I am 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. I do hereby consent to the preparation and recordation of this map.
The 2009 Alan E. Siemer Revocable Trust, dated March 5, 2009

Alan E. Siemer, Trustee

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 _____ }

On _____ before me, _____, a Notary Public in and for said State, appeared, _____

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 acknowledge 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 _____

COUNTY TAX COLLECTOR'S CERTIFICATE

I, Nancy Cardenas, Tax Collector of Lassen County, certify that there are no tax liens against APN 129-810-46 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 \$24,473, if recorded by December 31, 2021.

Nancy Cardenas
Nancy Cardenas, Lassen County Tax Collector



VICINITY MAP
(NOT TO SCALE)

P/M 2020-002

PARCEL MAP FOR

THE 2009 ALAN E. SIEMER REVOCABLE TRUST

SHOWING A NEW PARCEL MAP OF PARCEL B-1 PER
41 MAPS 96 & 97 IN SECTIONS 9 & 16, T28N, R13E, M.D.M.
JANESVILLE, LASSEN COUNTY, CALIFORNIA

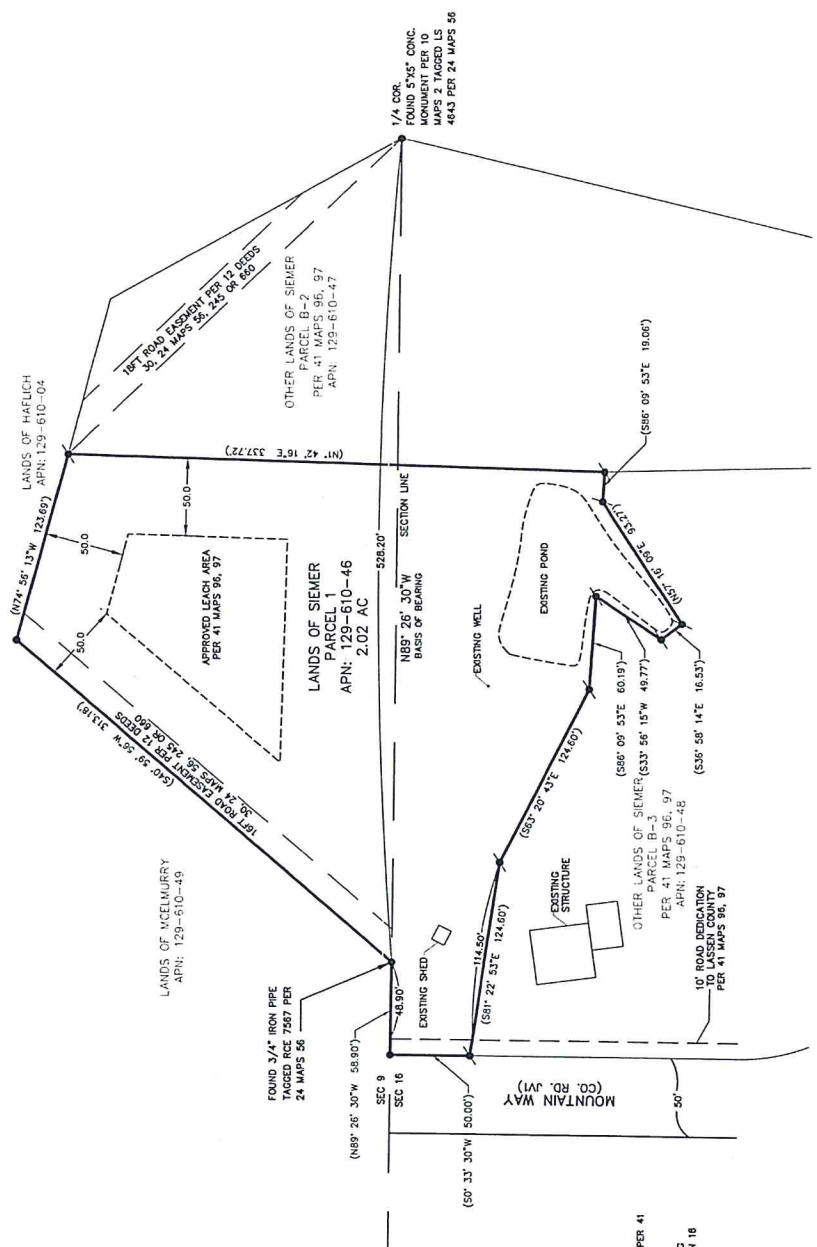


NST Engineering, Inc.
1445 Riverside Drive
Sacramento, CA 95810
(916) 237-8173

JANUARY 2021

2020-079

SHEET 1 OF 2



SCALE : 1" = 50'

LEGEND

- FOUND 3/4" IRON PIPE TAGGED RCE 22148 PER 41 MAPS 96, 97
- RECORD 3/4" IRON PIPE TAGGED LS 4643 PER 24 MAPS 96, 97, EXCEPT AS NOTED
- BEARING & DISTANCE RECORD AND MEASURED PER 41 MAPS 96, 97

THE BASIS OF BEARING IS THE RECORD BEARING $(N89^{\circ} 26' 30'' W)$ FOR THE NORTH LINE OF SECTION 16

GRAPHIC SCALE



(IN FEET)
1" = 50 ft.

NOTES

- IN THE EVENT ANY ARCHEOLOGICAL OR CULTURAL RESOURCES ARE DISCOVERED DURING CONSTRUCTION OR ANY OTHER DISTURBING ACTIVITIES IN ASSOCIATION WITH THIS PROJECT, THE DISCOVERY SHALL BE IMMEDIATELY REPORTED TO THE COUNTY OF LASSEN ARCHAEOLOGIST. THE PROJECT SHALL BE RETAINED AT THE PROJECT PROPOSER'S EXPENSE, IS RECOMMENDED APPROPRIATE MITIGATION MEASURES, WHICH THE PROJECT PROPOSER SHALL IMPLEMENT TO REDUCE THE IMPACT OF THE DISCOVERY TO THE MINIMUM POSSIBLE. CULTURAL RESOURCES TO A LESS THAN SIGNIFICANT LEVEL.
- ALL BUILDINGS ON PARCEL 1 (FORMERLY IDENTIFIED AS PARCEL 1) SHALL BE SET BACK A MINIMUM OF 50 FEET FROM THE ROAD.
- FROM SCHEDULE B, TITLE GUARANTEE F710-C70210071L, ENCL. NO. 8, EXCEPT FOR COUNTY ROAD JV-1 CAN NOT BE LOCATED ON THIS MAP.

P/M 2020-002

PARCEL MAP FOR

THE 2009 ALAN E. SIEMER

REVOCABLE TRUST

SHOWING A NEW PARCEL MAP OF PARCEL B-1 PER 41 MAPS 96 & 97 IN SECTIONS 9 & 16, T28N, R13E, M.D.M. JAMESVILLE, LASSEN COUNTY, CALIFORNIA

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JANUARY 2021

2020-079

SHEET 2 OF 2