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PLANNING COMMISSION MEETING August 1, 2018

FILE NUMBER: 2018-003
PROPERTY OWNER: Patrick, Beverly and Keith Wood
TYPE OF APPLICATION: Parcel Map

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LASSEN COUNTY PLANNING COMMISSION
STAFF REPORT
August 1, 2018

FILE NUMBER: PM #2018-003
PROPERTY OWNER: Patrick, Beverly and Keith Wood
TYPE OF APPLICATION: Parcel Map
GENERAL LOCATION: The project site is bisected by Hayden Hill Road approximately 2 miles west of U.S. Highway 139 in Bieber CA 96009.
ASSESSOR'S PARCEL NUMBER: 017-090-11, 029-010-10
PROJECT SITE ZONING: U-C-2 (Upland Conservation/Resource Management District).
GENERAL PLAN: "Extensive Agriculture" in the *Lassen County General Plan, 2000*.
ENVIRONMENTAL DOCUMENT: Not subject to further review under Section 15183 of the CEQA Guidelines.
ASSIGNED STAFF: Kelly Mumper, Associate Planner

AUTHORITY FOR APPLICATION:

Lassen County Code Chapter 16.20.070 et seq. establishes the regulations regarding approval of tentative parcel maps.

REGULATING AGENCIES:

<u>Agency</u>	<u>Identified Permits/Approvals</u>
Planning Commission	Parcel Map Approval
Public Works	Encroachment
County Department of Environmental Health	Well and Septic Approval
Regional Water Quality Control Board	Discharge permits

PROJECT DESCRIPTION: The applicant is proposing to divide a 161.14 acre parcel into two parcels: Resultant Parcel A is 80 acres and Resultant Parcel B is 81.14 acres in size.

PROJECT SITE CHARACTERISTICS: The project site is comprised of one contiguous parcel. The project site is bisected by Hayden Hill Road approximately 2 miles west of U.S. Highway 139 in Bieber CA 96009. The parcel is located within a FEMA "Zone X" area and is not located in a floodplain (Panel# 06035C0725D, 9/3/10). The project site is zoned U-C-2 (Upland Conservation/Resource Management District), and has an "Extensive Agriculture" land use designation in the *Lassen County General Plan, 2000*.

ACCESS/REQUIREMENTS: Access is from Hayden Hill Road, which is not in the County Maintained Road System. Hayden Hill Road was removed from the County Maintained Road system in 2005 but does remain a public access.

SURROUNDING PROPERTY CHARACTERISTICS AND ZONING: Zoning for neighboring parcels includes: U-C-2 (Upland Conservation/Resource Management District). The surrounding parcels range in size from 111-469 acres.

	Zoning (see notes at bottom)	Parcel Size (acres)	Land Use Designation (Lassen County General Plan. 2000)
North	U-C-2*	469	“Extensive Agriculture”
East	U-C-2	352	“Extensive Agriculture”
South	U-C-2	111	“Extensive Agriculture”
West	U-C-2	217	“Extensive Agriculture”

*U-C-2 (Upland Conservation/Resource Management District)

GENERAL PLAN:

The *Lassen County General Plan, 2000*, states that lands zoned U-C-2 (Upland Conservation/Resource Management District) shall have a minimum parcel size of not less than 80 acres. If the proposed parcel map were to be approved, each resultant parcel would meet the minimum acreage requirements.

The *Lassen County General Plan, 2000*, classifies the parcels land use designation as “Extensive Agriculture” which described as follows;

Extensive Agriculture

“The Extensive Agriculture designation primarily represents typical rangeland areas with grazing and general rangeland values, natural wildlife habitat, open space and scenic values, and/or low intensity outdoor-oriented recreational values. It also includes general forest areas, timber production areas and related uses. Large parcel sizes are required to support and protect resource values. Except in special "open space" areas, it may accommodate limited dispersed residential uses; however, such uses will typically be related and secondary to agricultural and other resource based land uses, including dispersed recreation and mining. Subject to County permit requirements and the provisions of related elements of the General Plan, areas designated Extensive Agriculture may also accommodate natural resource-related production facilities, including but not limited to: mineral extraction and processing, including asphalt and

similar plants; saw mills and logging operations; and facilities for the processing of agricultural products.”

“To the extent that residential uses are allowed, building intensity will generally not exceed .025 DUA. Population density will generally average .067 PPA. Exceptions to these averages would include limited farm labor housing facilities.”

The proposed parcel map will not substantially increase the allowed building density or population densities for the current zoning and general plan designation.

SERVICES: Services to the proposed parcels would be provided by the following: Surprise Valley Electrification Corporation, Frontier Communications, and CAL-FIRE. Should further development occur, water and sewer will be provided to the proposed parcels through separate private well and septic tank/leach field systems.

LASSEN COUNTY CODE: Lassen County Code section 16.20.070 establishes the regulations regarding the Parcel Map process. The planning commission may approve or deny the application based on any of the provisions of said code section. Specific requirements of said Lassen County Code can be found in the memorandum to the Technical Advisory Committee which is attached and incorporated by reference.

FINDINGS AND RECOMMENDATIONS BY TAC: The Technical Advisory Committee (TAC) met on July 5, 2018, and has developed recommended findings and conditions for consideration by the Planning Commission. The recommended findings and conditions can be found in the memorandums to the TAC from its members (attached). In addition, the recommended conditions can be found in Exhibit “A” of the draft resolution.

ENVIRONMENTAL DOCUMENT: The Environmental Review Officer of Lassen County has determined that this proposal is not subject to further environmental review under California Environmental Quality Act Guidelines Section 15183, which exempts projects consistent with a community plan, general plan, or zoning.

CORRESPONDENCE:

None.

TECHNICAL ADVISORY COMMITTEE
RECOMMENDED FINDINGS AND CONDITIONS
July 5, 2018
2018-003 (Patrick, Beverly and Keith Wood)

Subdivisions, Parcel Maps, Lot Line Adjustments. Conditional Certificate of Compliance, Notice's of Violation:

- County Planning Director
- County Fire Warden (present, no conditions)
- County Surveyor
- County Sanitarian (present, no conditions)
- County Public Works Director (present, no conditions)
- County Assessor (present, no conditions)



County of Lassen
Department of Planning and Building Services

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

July 5, 2018

Maurice L. Anderson, Director
707 Nevada Street, Suite 5
Susanville, CA 96130-3912
Phone: 530 251-8269
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email: landuse@co.lassen.ca.us
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TO: Technical Advisory Committee
Agenda Date: July 5, 2018

Zoning & Building
Inspection Requests
Phone: 530 257-5263

FROM: Maurice L. Anderson, Director

M.L.A.

RE: **PARCEL MAP #2018-003, Patrick, Beverly and Keith, Wood.** Proposal to divide a 161.14 acre parcel into two parcels: Resultant Parcel A is 80 acres and Resultant Parcel B is 81.14 acres in size. The subject parcel is zoned U-C-2 (Upland Conservation/Resource Management District), and has an "Extensive Agriculture" land use designation in the *Lassen County General Plan, 2000*. The proposed project is not subject to further CEQA review pursuant to Section 15183 of the Guidelines. The project site is bisected by Hayden Hill Road approximately 2 miles west of U.S. Highway 139, and 20 miles north of Eagle Lake. APN(S): 017-090-11, and 029-010-10. Staff Contact: Kelly Mumper, Assistant Planner.

The Planning Division of Lassen County Planning and Building finds as follows:

1. The subject parcel is zoned U-C-2 (Upland Conservation & Resource Management District).
2. The subject parcel's land use designation is "Extensive Agriculture" in the *Lassen County General Plan, 2000*.
3. Proposal to divide a 161.14 acre parcel into two parcels: Resultant Parcel A is 80 acres and Resultant Parcel B is 81.14 acres in size.
4. The proposal is consistent with Lassen County Code Section 18.69.050 which requires that parcels have a minimum acreage of 80 acres.
5. Existing improvements on site include a single-family residence, two shots, barn, a septic system, and a well, all on Resultant Parcel B. Resultant Parcel A is undeveloped.
6. The subject parcel is not within the 100-year flood zone-as described by the Federal Emergency Management Agency (FEMA).
7. The applicants are requesting a Final Map Waiver as noted on the transmittal form attached in this packet.
8. Access is by U.S. Highway 139 and Hayden Hill Road (not in the county maintained road system).
9. Lassen County Code § 16.32.060(6) states that public electric and telephone facilities shall be available to each unit or lot within the subdivision.

10. The developer may request that the undergrounding requirement above be waived by the Planning Commission for parcels larger than three acres in size if the utility company that is responsible for providing electrical or telephone service to the project certifies to the Planning Commission at the public hearing held to consider approval of the project that, due to technical or physical limitations relating to the site or the utility system, the undergrounding of on-site utilities would be impractical. The Planning Commission may accept a fee in lieu of undergrounding such utilities or require other appropriate action.
11. Lassen County Code Chapter 16.20 et seq. establishes the regulations regarding approval of tentative parcel maps.
12. According to Lassen County Code Section 16.20.080, the Planning Commission may deny the tentative map on any of the grounds provided by county ordinances or the Subdivision Map Act. The Planning Commission shall deny approval of the tentative map if it makes any of the following findings:
 1. *That the proposed map is not consistent with applicable general and specific plans;*
 2. *That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans;*
 3. *That the site is not physically suitable for the type of development;*
 4. *That the site is not physically suitable for the proposed density of development;*
 5. *That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;*
 6. *That the design of the subdivision or the type of improvements is likely to cause serious public health problems;*
 7. *That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements for access or for use will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.*

13. The *Lassen County General Plan, 2000* relates the following goals, objectives, and policy implementation measures that inform the proposed project:

- *GOAL L-4: Compatibility between land use types by providing for complementary mixtures and patterns of land uses.*
- *LU-6 POLICY: The County recognizes general plan land use designations and consistent zoning as the appropriate and primary tools for attempting to achieve and maintain compatibility of land uses within the context of the County's land use authority and local control.*
- *Implementation Measure LU-F: The County shall continue to utilize the California Environmental Quality Act (CEQA) process, when applicable, to evaluate potential impacts of proposed changes in land uses on surrounding lands and to implement appropriate mitigation measures when needed.*

14. The *Lassen County General Plan, 2000* also states the following:

LU10 POLICY: Subdivision map applications proposing to create parcels primarily for residential development shall not be approved in areas outside of fire protection districts (with limited exceptions, supported with special findings, through processes such as Segregation of Homesites, etc.).

15. The subject parcel is within the State Responsibility Area (CAL-FIRE) for fire protection.

16. The following goal and policies in the *Lassen County General Plan, 2000* relate to protection of the rural character of the County:

- *GOAL L-9: Protection of the open, rural character of the county.*
- *LU22 POLICY: The County shall encourage expansion of existing residential areas and discourage sprawl and scattered development.*
- *AG-4 POLICY: In order to support the existing and future economic value and viability of agricultural lands, including grazing lands, such lands should remain in relatively large units. Except in limited circumstances pursuant to the County's zoning ordinance (e.g. segregation of homesites, use permits, etc.), County zoning and subdivision regulations shall protect agricultural lands by not allowing isolated subdivisions intended primarily for residential use to be developed in areas which are not specifically designated in the General Plan or area plan for a community development land use (e.g., rural residential) and zoned accordingly.*

17. The following policy in the *Lassen County General Plan, 2000* relates to the protection of agricultural lands as well as buffers for lands adjoining agricultural lands:

- *GOAL A-7: Protection of agricultural lands and lands having substantial potential for productive agricultural use from the intrusion of incompatible neighboring uses and factors which threaten to constrain or reduce agricultural productivity.*
- *Implementation Measure AG-P: The County supports the continuation of reasonable fencing and cattle guard requirements for subdivisions adjacent to agricultural zones.*

18. The Environmental Review Officer has determined that the proposed parcel map is not subject to further environmental review under CEQA pursuant to Section 15183 of the Guidelines, which states in part:

CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

Section 15183(d) goes on to state that this exemption only applies to projects which meet the following conditions:

(1) *The project is consistent with:*

- (A) *A community plan adopted as part of a general plan,*
- (B) *A zoning action which zoned or designated the parcel on which the project would be located to accommodate a particular density of development, or*
- (C) *A general plan of a local agency, and*

(2) *An EIR was certified by the lead agency for the zoning action, the community plan, or the general plan.*

Section 15183 further defines “consistent” as meaning that the density of the proposed project is the same or less than the standard expressed for the involved parcel in the general plan, community plan or zoning action for which an EIR has been certified, and that the project complies with the density-related standards contained in that plan or zoning. Where the zoning ordinance refers to the general plan or community plan for its density standard, the project shall be consistent with the applicable plan.

19. The proposed parcel map is consistent with the descriptions of the “Extensive Agriculture” land use designation (and its corresponding densities) as found in the *Lassen County General Plan, 2000*.

20. EIRs (Environmental Impact Reports) have been prepared and certified for the *Lassen County General Plan, 2000*. Therefore, the proposed parcel map satisfies the requirement of Section 15183(d)(2) of the CEQA Guidelines.
21. The Environmental Review Officer has determined that the proposed parcel map is consistent with the *Lassen County General Plan, 2000*, for which an EIRs has been prepared and certified, and has therefore determined that the proposal is not subject to further environmental review under CEQA under Section 15183 of the Guidelines.
22. Section 15300.2 of the CEQA Guidelines names special cases in which categorical CEQA exemptions do not apply, called “exceptions”; although Section 15183 of the CEQA Guidelines is not recognized as a categorical exemption in the Guidelines, these exceptions are generally good indicators of cases in which extraordinary circumstances may warrant significant effects upon the environment and necessitate further environmental review. What follows is a verbatim list of “exceptions” as found in the Guidelines (in italics) with a corresponding bulletpoint that explains why the concerns implicit to that particular exception do not apply to the proposed parcel map application:
 - (a) *Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located—a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*
 - The proposed parcel map application is not located in an area that is particularly sensitive to the environment and will not impact an environmental resource of hazardous or critical concern as officially recognized by federal, state, or local law.
 - (b) *Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*
 - The proposed parcel map application is not a successive project of the same type in the same place, over time.
 - (c) *Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*
 - There are no unusual circumstances pertinent to the proposed parcel map application that will warrant a significant effect on the environment.
 - (d) *Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock*

outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adoptive negative declaration or certified EIR.

- The proposed parcel map application is not within an officially designated state scenic highway or captured by the *Lassen County Energy Element, 1993*, and therefore will not cause damage to scenic resources.

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

- The proposed parcel map application is not located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.
23. The Environmental Review Officer also finds that there are no extraordinary circumstances which would preclude the use of Section 15183 of the CEQA Guidelines as an exemption.
 24. The project does not propose any specific construction. Future construction must comply with Title 18 of the Lassen County Code.
 25. Based on the foregoing findings, the proposed parcel map meets the requirement of Sections 15183 of the CEQA Guidelines. By extension, this means that the proposed parcel map is consistent with Section 15183 of the CEQA Guidelines.
 26. Development policies and standards previously adopted by the county will substantially mitigate the environmental effect when applied to future projects and therefore meets the requirements of Section 15183(f) of the CEQA Guidelines.

The Planning Division of Lassen County Planning and Building Services Department recommends the following conditions be placed on the project if approved.

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 recommended by the archaeologist to reduce potentially significant impacts cultural resources to a less than significant level.
2. All utility connections must be placed underground unless otherwise approved by the Planning Commission or Board of Supervisors.

MLA:km



County of Lassen
 Department of Planning and Building Services

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

June 20, 2018

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TO: Technical Advisory Committee
 Agenda Date: July 5, 2018

FROM: Don Willis, Lassen County Surveyor

SUBJECT: Parcel Map Waiver No. 2018-003 – Patrick & Beverly Wood and Keith Wood.
 Assessor’s Parcel Numbers: 017-090-11 and 029-010-10.

Zoning & Building
 Inspection Requests
 Phone: 530 257-5263

LASSEN COUNTY SURVEYOR FINDS AS FOLLOWS:

1. The tentative map submitted with application for Parcel Map Waiver Number 2018-003 shows a proposed land division that involves two parcels, labeled as Parcel A and Parcel B. These two parcels are represented by Assessor’s Parcel Numbers 017-090-11 and 029-010-10 and are located in a portion of Section 32, Township 37 North, Range 10 East, Mount Diablo Base and Meridian and in a portion of Section 5, Township 36 North, Range 10 East, Mount Diablo Base and Meridian, all in Lassen County, California.
2. The owners’ agent, NST Engineering, submitted a written request for a waiver of the requirement that a Parcel Map be prepared pursuant to Section 16.20.140 of the Lassen County Code. A Parcel Map Waiver would be allowable per Section 16.20.230 of the Lassen County Code since the property has existing access from Hayden Hill Road (a public right-of-way for public use) and has effectively been field surveyed as the result of various adjoining surveys that have been recorded. Further, the legal descriptions of the resultant parcels will not require a field survey for their preparation.
3. As previously noted, the tentative map submitted for Parcel Map Waiver Number 2018-003 shows a proposed land division which will create two parcels, labeled as Parcel A and Parcel B. The Northerly parcel, Parcel A, will be 80 acres in size and the Southerly parcel, Parcel B, will be 81.14 acres in size after the proposed division.
4. The underlying legal parcel of the proposed land division is owned by Patrick S. Wood and Beverly J. Wood, husband and wife, and Keith A. Wood, a single man, all as Joint Tenants, as described in that certain Grant Deed recorded on September 24, 1987 at Book 479, Page 242, of the Official Records of Lassen County, California. This deed describes the property as the West one-half of the Northwest one-quarter (W1/2 NW1/4) of Section 5, Township 36 North, Range 10 East, Mount Diablo Meridian, and as the West one-half of the Southwest one-quarter (W1/2 SW1/4) of Section 32, Township 37 North, Range 10 East, Mount Diablo Meridian.
5. The parcel described above in Findings Item Number Four can be traced back to a Patent recorded on July 17, 1884 in Book B of Patents, Pages 219-220, of the Official Records of Lassen County. The legal description contained in this document is the same as that listed

in the vesting deed described in said Findings Item Number Four. In fact, the legal description for the subject parcel has remained unchanged in over 20 deeds that have been recorded since the original Patent was filed as shown on the attached Chain of Title Summary document.

6. The tentative map submitted for Parcel Map Waiver Number 2018-003 shows access to the subject parcels by way of Hayden Hill Road. This road used to be within the County maintained road system until Resolution No. 05-019 was adopted by the Lassen County Board of Supervisors on May 10, 2005. This Resolution removed the road in its entirety from the County maintained road system but did provide that the road shall remain a "public right of way for public use".
7. The requirements for the subdivision of land in California are established by California Government Code Section 66410, et seq., known as the Subdivision Map Act.
8. The requirements for the subdivision of land in Lassen County are established by Lassen County Code, Title 16, Subdivisions.
9. The requirements for Parcel Maps in Lassen County are established by Lassen County Code, Chapter 16.20. Section 16.20.230 of the County Code provides the requirements for completing a Parcel Map Waiver in Lassen County.

LASSEN COUNTY SURVEYOR RECOMMENDS THE FOLLOWING CONDITIONS FOR PARCEL MAP WAIVER NO. 2018-003 (WOOD):

1. Owner(s), owner's agent(s) or applicant shall satisfy and the project shall meet all applicable requirements provided by law, including those established by the Subdivision Map Act (Government Code Section 66410, et. seq.) and Lassen County Code.
2. The parcel shall be subdivided as shown on the tentative map submitted on June 6, 2018 for Parcel Map Waiver Number 2018-003.
3. Owner(s), owner's agent(s) or applicant shall provide information and/or documentation required to demonstrate that all conditions of approval of Tentative Parcel Map Waiver Number 2018-003 have been satisfied or fulfilled before recordation of the Parcel Map Waiver.
4. The owner shall provide a statement evidencing the written consent of all parties having any record title interest in the real property proposed to be divided in accordance with Section 16.20.230 of the Lassen County Code. This includes the submittal of resultant parcel legal descriptions of the real property as shown on the tentative map submitted for Parcel Map Waiver No. 2018-003 which have been prepared by a California Licensed Land Surveyor or California Registered Civil Engineer who is authorized to practice land

surveying pursuant to Section 8731 of the Business and Professions Code of the State of California.

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 Tentative Parcel Map Waiver Number 2018-003, the Parcel Map Waiver shall contain a note stating the construction of improvements required by the conditional approval of Tentative Parcel Map Waiver Number 2018-003 shall be completed before any permit or other grant of approval for development of the parcels shown on the Parcel Map Waiver is approved and/or issued.
6. A note shall be placed on the Parcel Map Waiver document which references that Hayden Hill Road was removed from the Lassen County maintained road system per Resolution No. 05-019, as adopted by the Lassen County Board of Supervisors on May 10, 2005, yet remains a public right-of-way for public use per said Resolution.
7. Owner(s), owner's agent(s) or applicant shall submit a preliminary copy of the Parcel Map Waiver meeting the requirements of Lassen County Code, Section 16.20.230, to the Lassen County Surveyor for review and approval. The Parcel Map Waiver shall acceptably describe the parcels being created and shall reference all easements of record, or any created or offered for dedication, which affect the parcel being subdivided. This review submittal shall also include the following:
 - (a) A current Condition of Title report(s) for the property shown on the tentative map submitted for Parcel Map Waiver Number 2018-003.
 - (b) An index of specific recorded survey maps and deeds used to prepare the Parcel Map Waiver.
 - (c) Copies of other maps, documents and data used to prepare the Parcel Map Waiver if unavailable in the Lassen County Surveyor's Office.
 - (d) All fees required for this review.
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 Waiver approving of the subdivision and the recording of the Parcel Map Waiver in accordance with Section 66445(e) of the Subdivision Map Act and Section 16.20.180(3)(B) of the Lassen County Code.
9. After the Parcel Map Waiver, including its form and content, have been determined to be acceptable by the County Surveyor in accordance with Section 16.20.200 of the Lassen County Code, and all conditions of the conditional approval of Tentative Parcel Map Waiver Number 2018-003 have been acceptably met, the owner(s), owner's agent(s) or applicant shall submit an original Parcel Map Waiver, corrected to its approved

final form and signed by all parties having record title interest in the real property, to the County Surveyor for recording in the office of the Lassen County Recorder in accordance with Lassen County Code, Sections 16.20.220 and 16.20.230. This submittal of the Parcel Map Waiver 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 record the Parcel Map Waiver and related documents.

10. Prior to recordation of the Parcel Map Waiver, 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 Parcel Map Waiver.

Respectfully submitted,



Don Willis, L.S. 7742
Lassen County Surveyor

Chain of Title Summary

A.P.N.'s 017-090-11 and 029-010-10

Portions of Sec. 32 T. 37 N., R. 10 E., and Sec. 5, T. 36 N., R. 10 E., M.D.B.M. - Lands of Wood

<u>Date</u>	<u>Deed Ref.</u>	<u>Deed Type</u>	<u>Grantor</u>	<u>Grantee</u>	<u>Legal</u>
1/24/87	479 O.R. 242	Grant Deed	Smith, Thomas C. and Smith, Valerie L.	Wood, Patrick S. and Wood, Beverly J, husband and wife; Wood, Keith A., a single man, all as Joint Tenants.	W1/2 NW1/4 of Sec. 5, T. 36 N., R. 10 E., M.D.B.M. and W1/2 SW1/4 of Sec. 32, T. 37 N., R. 10 E., M.D.B.M.
1/4/81	394 O.R. 24	Corp. Grant Deed	Willowlane, Inc., a California Corporation.	Smith, Thomas C. and Smith, Valerie L.	W1/2 NW1/4 of Sec. 5, T. 36 N., R. 10 E., M.D.B.M. and W1/2 SW1/4 of Sec. 32, T. 37 N., R. 10 E., M.D.B.M.
1/4/81	394 O.R. 23	Corp. Grant Deed	Wells Fargo Realty Services, Inc., as Trustee of Trust No. 5051, and formerly known as Grayco Land Escrow Ltd.	Willowlane, Inc., a California Corporation.	W1/2 NW1/4 of Sec. 5, T. 36 N., R. 10 E., M.D.B.M. and W1/2 SW1/4 of Sec. 32, T. 37 N., R. 10 E., M.D.B.M.
1/21/78	331 O.R. 106	Corp. Grant Deed	Grayco Land Escrow Ltd., a California Corporation as Trustee.	Wells Fargo Realty Services, Inc., a Cali- fornia Corporation as Trustee.	"Any and all real property in said County (Lassen), belonging to Grantor and shown of record to be in the name of Grantor".

<u>Date</u>	<u>Deed Ref.</u>	<u>Deed Type</u>	<u>Grantor</u>	<u>Grantee</u>	<u>Legal</u>
'29/71	248 O.R. 384	Corp. Grant Deed	Hillside Corporation	Grayco Land Escrow, Ltd., a Corporation as Trustee under its Trust Number 211.	The legal description describes a multitude of lands which include: W1/2 NW1/4 of Sec. 5, T. 36 N., R. 10 E., M.D.B.M. and W1/2 SW1/4 of Sec. 32, T. 37 N., R. 10 E., M.D.B.M.
'29/71	248 O.R. 378	Corp. Grant Deed	Mapes Ranch, Inc., a California Corporation.	Hillside Corporation	The legal description describes a multitude of lands which include: W1/2 NW1/4 of Sec. 5, T. 36 N., R. 10 E., M.D.B.M. and W1/2 SW1/4 of Sec. 32, T. 37 N., R. 10 E., M.D.B.M.
1/2/70	239 O.R. 643	Grant Deed	Mapes, Julian W. & Evelyn; Mapes, James M.; Dahlstrom, Madelyn formerly Madelyn Myers; and Moulton, Lawrence and Laverne.	Mapes Ranch, Inc., a California Corporation.	The legal description describes a multitude of lands which include: W1/2 NW1/4 of Sec. 5, T. 36 N., R. 10 E., M.D.B.M. and W1/2 SW1/4 of Sec. 32, T. 37 N., R. 10 E., M.D.B.M.
0/21/68	224 O.R. 534	Grant Deed	Mapes, Julian; Mapes, James Milton; Dahlstrom, Madelyn Moulton, Lawrence.	Mapes Ranch, Inc., a California Corporation.	The legal description describes a multitude of lands which include: W1/2 NW1/4 of Sec. 5, T. 36 N., R. 10 E., M.D.B.M. and W1/2 SW1/4 of Sec. 32, T. 37 N., R. 10 E., M.D.B.M.

<u>Date</u>	<u>Deed Ref.</u>	<u>Deed Type</u>	<u>Grantor</u>	<u>Grantee</u>	<u>Legal</u>
2/15/67	218 O.R. 506	Order and Decree of Settlement of Account and Final Distribution.	Estate of Jas. W. Mapes, a.k.a. James W. Mapes.	Mapes, Julian; Mapes, James Milton; Dahlstrom, Madelyn Moulton, Lawrence.	The legal description describes a multitude of lands which include: W1/2 NW1/4 of Sec. 5, T. 36 N., R. 10 E., M.D.B.M. and W1/2 SW1/4 of Sec. 32, T. 37 N., R. 10 E., M.D.B.M.
/10/49	53 O.R. 126	Deed	Avilla, Alton P. and Avilla, Edna L.	Mapes, James W.	The legal description describes a multitude of lands which include: W1/2 NW1/4 of Sec. 5, T. 36 N., R. 10 E., M.D.B.M. and W1/2 SW1/4 of Sec. 32, T. 37 N., R. 10 E., M.D.B.M.
2/3/41	40 Deeds 309	Deed	Wing, E. V. and Wing, Myra (Conveyed their 1/3 interest)	Avilla, Lloyd; Avilla, Alton; Copper, Ida D.; Totten, Irene.	The legal description describes a multitude of lands which include: W1/2 NW1/4 of Sec. 5, T. 36 N., R. 10 E., M.D.B.M. and W1/2 SW1/4 of Sec. 32, T. 37 N., R. 10 E., M.D.B.M.
0/25/41	40 Deeds 249	Deed	Avilla, Winifred (Conveyed her 1/3 interest)	Wing, E. V.	The legal description describes a multitude of lands which include: W1/2 NW1/4 of Sec. 5, T. 36 N., R. 10 E., M.D.B.M. and W1/2 SW1/4 of Sec. 32, T. 37 N., R. 10 E., M.D.B.M.

<u>Date</u>	<u>Deed Ref.</u>	<u>Deed Type</u>	<u>Grantor</u>	<u>Grantee</u>	<u>Legal</u>
2/6/39	37 Deeds 264	Order and Decree of Settlement of Account and of Final Distribution.	Estate of Antone Avilla.	Avilla, Winifred, a 1/3 int. Avilla, Lloyd, a 1/6 int. Avilla, Alton P., a 1/6 int. Copper, Ida D., a 1/6 int. Totten, Irene, a 1/6 int.	The legal description describes a multitude of lands which include: W1/2 NW1/4 of Sec. 5, T. 36 N., R. 10 E., M.D.B.M. and W1/2 SW1/4 of Sec. 32, T. 37 N., R. 10 E., M.D.B.M.
3/17/26	18 Deeds 224	Deed	Alexander, Jules and Alexander, Rae	Avilla, Antone	An undivided 1/3 interest to a variety of land which include: W1/2 NW1/4 of Sec. 5, T. 36 N., R. 10 E., M.D.B.M. and W1/2 SW1/4 of Sec. 32, T. 37 N., R. 10 E., M.D.B.M.
1/22/26	18 Deeds 58	Judgment and decree of foreclosure.	Alexander, Jules, et al., Plaintiffs vs. Gerig, Frank, et al., Defendants.	Avilla, Antone	An undivided 2/3 interest to a variety of lands which include: W1/2 NW1/4 of Sec. 5, T. 36 N., R. 10 E., M.D.B.M. and W1/2 SW1/4 of Sec. 32, T. 37 N., R. 10 E., M.D.B.M.
1/12/25	14 Deeds 379	Deed	Gerig, Charles W. and Gerig, Catheryn	Gerig, Josephine	The legal description describes a multitude of lands which include: W1/2 NW1/4 of Sec. 5, T. 36 N., R. 10 E., M.D.B.M. and W1/2 SW1/4 of Sec. 32, T. 37 N., R. 10 E., M.D.B.M.

<u>Date</u>	<u>Deed Ref.</u>	<u>Deed Type</u>	<u>Grantor</u>	<u>Grantee</u>	<u>Legal</u>
2/26/16	Z Deeds 288	Deed	Fay, Dennis J.	Gerig, Frank A.; Gerig, John H.; and Gerig, Charles W.	W1/2 NW1/4 of Sec. 5, T. 36 N., R. 10 E., M.D.B.M. and W1/2 SW1/4 of Sec. 32, T. 37 N., R. 10 E., M.D.B.M., containing 161.14 acres. Note: The legal desc. also includes other lands in Sec. 9, T. 36 N., R. 10 E., M.D.B.M. and in Sec. 36, T. 35 N., R. 10 E., M.D.B.M. and
/15/16	Y Deeds 555	Deed	Freeman, Frank and Freeman, Rocsenia M.	Fay, D.J.	W1/2 NW1/4 of Sec. 5, T. 36 N., R. 10 E., M.D.B.M. and W1/2 SW1/4 of Sec. 32, T. 37 N., R. 10 E., M.D.B.M., containing 161.14 acres.
/15/16	Y Deeds 552	Order for Convey- ance of Land.	Estate of J.A. Long, a.k.a. Joseph A. Long, deceased. James William Long and Grover Cleveland Long, petitioners.	Freeman, Frank	W1/2 NW1/4 of Sec. 5, T. 36 N., R. 10 E., M.D.B.M. and W1/2 SW1/4 of Sec. 32, T. 37 N., R. 10 E., M.D.B.M.
'8/99	M Deeds 282	Deed	West, J.M., Administrator of the estate of Elisha Abbott, deceased.	Long, J.A.	The legal description describes a multitude of lands which include: W1/2 NW1/4 of Sec. 5, T. 36 N., R. 10 E., M.D.B.M. and W1/2 SW1/4 of Sec. 32, T. 37 N., R. 10 E., M.D.B.M.
'8/99	M Deeds 286	Deed	Otto, Anthony	Long, J.A. and Abbott, E.	W1/2 NW1/4 of Sec. 5, T. 36 N., R. 10 E., M.D.B.M. and W1/2 SW1/4 of Sec. 32, T. 37 N., R. 10 E., M.D.B.M.

<u>Date</u>	<u>Deed Ref.</u>	<u>Deed Type</u>	<u>Grantor</u>	<u>Grantee</u>	<u>Legal</u>
1/15/92	I Deeds 53	Deed	Harbert, W.F.	Otto, Anthony	W1/2 NW1/4 of Sec. 5, T. 36 N., R. 10 E., M.D.B.M. and W1/2 SW1/4 of Sec. 32, T. 37 N., R. 10 E., M.D.B.M., containing 161.14 acres.
/11/01	N Deeds 284	Deed	Hall, James G.	Harbert, W.F.	W1/2 NW1/4 of Sec. 5, T. 36 N., R. 10 E., M.D.B.M. and W1/2 SW1/4 of Sec. 32, T. 37 N., R. 10 E., M.D.B.M., containing 161.14 acres. Note: This deed was recorded in 1901 but was notarized in 1892 and was likely recorded to correct the error at I Deeds 55.
2/19/84	I Deeds 55	Deed	Hall, James G.	Harbert, W.F.	W1/2 NW1/4 of Sec. 5, T. 36 N., R. 10 E., M.D.B.M. and W1/2 <i>NW1/4</i> of Sec. 32, T. 37 N., R. 10 E., M.D.B.M., containing 161.14 acres. Note: This deed erroneously described the lands in Sec. 32 as the W1/2 NW1/4 when it should have been the W1/2 SW1/4.
'17/84	B Patents 219	Patent	U.S.A.	Hall, James G.	W1/2 NW1/4 of Sec. 5, T. 36 N., R. 10 E., M.D.B.M. and W1/2 SW1/4 of Sec. 32, T. 37 N., R. 10 E., M.D.B.M., containing 161.14 acres.

DEPARTMENT of PUBLIC WORKS

County of Lassen



LARRY MILLAR, Director
Public Works/Road/Transportation
County Engineer

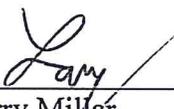
707 Nevada Street, Suite 4
Susanville, CA 96130

☎ 530) 251-8288
FAX: (530) 251-2675

TAC
2018/202

TO: County Planning and Building Services

FROM:



Larry Millar
Department of Public Works, Road Department

SUBJECT: Parcel Map # 2018-003, Patrick, Beverly and Keith Wood
Technical Advisory Meeting, July5, 2018

FINDINGS: Access to Parcel 1 and Parcel 2 is by way of Hayden Hill Road, which is not in the County Maintained Road System. Hayden Hill Road was removed from the County Maintained Road System in 2005 but does remain a public access.

CONDITIONS: None

RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION APPROVING PARCEL MAP APPLICATION# 2018-003, PATRICK, BEVERLY AND KEITH WOOD.

WHEREAS, the Planning Commission of Lassen County, after due notice and public hearing conducted August 1, 2018, has considered Parcel Map application #2018-003, Patrick, Beverly and Keith Wood, to approve the division a 161.14 acre parcel into two parcels: Resultant Parcel A is 80 acres and Resultant Parcel B is 81.14 acres in size. The subject parcel is zoned U-C-2 (Upland Conservation/Resource Management District), and has an “Extensive Agriculture” land use designation in the *Lassen County General Plan, 2000*. The project site is bisected by Hayden Hill Road approximately 2 miles west of U.S. Highway 139 in Bieber CA 96009. APN(S): 017-090-11, and 029-010-10; and

WHEREAS, as required by Section 16.20.050 of Lassen County Code, the Technical Advisory Committee has referred the proposed project to the Planning Commission for a decision; and

WHEREAS, the Parcel Map application, if approved, would approve the division of a 161.14 acre parcel into one 80 Acre parcel and a 81.14 remainder; and

WHEREAS, the Environmental Review Officer of Lassen County has determined that Parcel Map #2018-003, Patrick, Beverly and Keith Wood, qualifies for exemption, pursuant to Section 15183 of the California Environmental Quality Act Guidelines.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Planning Commission finds as follows:
 - a. That the proposed project is consistent with the *Lassen County General Plan, 2000*.
 - b. The remainder of the proposed project, as conditioned, is consistent with the *Lassen County General Plan, 2000*.
 - c. That the project, as conditioned, will not be detrimental to the health, welfare, safety, peace, morals, comfort and general welfare of persons working in the neighborhood, of said project, nor be detrimental or injurious to property and improvements in the neighborhood.
3. The Planning Commission hereby adopts the findings and recommendations in the memorandum to the Technical Advisory Committee for the July 5, 2018, meeting, included in the August 1, 2018, Planning Commission staff report.

Resolution No.

4. The Planning Commission hereby concurs with the Environmental Review Officer that the project qualifies for an exemption, pursuant to Section 15183 of the California Environmental Quality Act Guidelines.
5. The Planning Commission hereby approves Parcel Map application #2018-003, Patrick, Beverly and Keith Wood, subject to the conditions of approval attached hereto as "Exhibit A".

PASSED AND ADOPTED on August 1, 2018, at a regular meeting of the Planning Commission, County of Lassen, State of California by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

Chairman
Lassen County Planning Commission

ATTEST:

Maurice L. Anderson, Secretary
Lassen County Planning Commission

"EXHIBIT A"

CONDITIONS OF APPROVAL
Parcel Map #2018-003, Patrick, Beverly and Keith Wood

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. All utility connections must be placed underground unless otherwise approved by the Planning Commission or Board of Supervisors.
3. Owner(s), owner's agent(s) or applicant shall satisfy and the project shall meet all applicable requirements provided by law, including those established by the Subdivision Map Act (Government Code Section 66410, et. seq.) and Lassen County Code.
4. The parcel shall be subdivided as shown on the tentative map submitted on June 6, 2018 for Parcel Map Waiver Number 2018-003.
5. Owner(s), owner's agent(s) or applicant shall provide information and/or documentation required to demonstrate that all conditions of approval of Tentative Parcel Map Waiver Number 2018-003 have been satisfied or fulfilled before recordation of the Parcel Map Waiver.
6. The owner shall provide a statement evidencing the written consent of all parties having any record title interest in the real property proposed to be divided in accordance with Section 16.20.230 of the Lassen County Code. This includes the submittal of resultant parcel legal descriptions of the real property as shown on the tentative map submitted for Parcel Map Waiver No. 2018-003 which have been prepared by a California Licensed Land Surveyor or California Registered Civil Engineer who is authorized to practice land surveying pursuant to Section 8731 of the Business and Professions Code of the State of California.
7. 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 Tentative Parcel Map Waiver Number 2018-003, the Parcel Map Waiver shall contain a note stating the construction of improvements required by the conditional approval of Tentative Parcel Map Waiver Number 2018-003 shall be completed before any permit or other grant of approval for development of the parcels shown on the Parcel Map Waiver is approved and/or issued.
8. A note shall be placed on the Parcel Map Waiver document which references that Hayden

Resolution No.

Hill Road was removed from the Lassen County maintained road system per Resolution No. 05-019, as adopted by the Lassen County Board of Supervisors on May 10, 2005, yet remains a public right-of-way for public use per said Resolution.

9. Owner(s), owner's agent(s) or applicant shall submit a preliminary copy of the Parcel Map Waiver meeting the requirements of Lassen County Code, Section 16.20.230, to the Lassen County Surveyor for review and approval. The Parcel Map Waiver shall acceptably describe the parcels being created and shall reference all easements of record, or any created or offered for dedication, which affect the parcel being subdivided. This review submittal shall also include the following:
 - (a) A current Condition of Title report(s) for the property shown on the tentative map submitted for Parcel Map Waiver Number 2018-003.
 - (b) An index of specific recorded survey maps and deeds used to prepare the Parcel Map Waiver.
 - (c) Copies of other maps, documents and data used to prepare the Parcel Map Waiver if unavailable in the Lassen County Surveyor's Office.
 - (d) All fees required for this review.
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 Waiver approving of the subdivision and the recording of the Parcel Map Waiver in accordance with Section 66445(e) of the Subdivision Map Act and Section 16.20.180(3)(B) of the Lassen County Code.
11. After the Parcel Map Waiver, including its form and content, have been determined to be acceptable by the County Surveyor in accordance with Section 16.20.200 of the Lassen County Code, and all conditions of the conditional approval of Tentative Parcel Map Waiver Number 2018-003 have been acceptably met, the owner(s), owner's agent(s) or applicant shall submit an original Parcel Map Waiver, corrected to its approved final form and signed by all parties having record title interest in the real property, to the County Surveyor for recording in the office of the Lassen County Recorder in accordance with Lassen County Code, Sections 16.20.220 and 16.20.230. This submittal of the Parcel Map Waiver 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 record the Parcel Map Waiver and related documents.
12. Prior to recordation of the Parcel Map Waiver, 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 Parcel Map Waiver.

RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION
DISSAPPROVING PARCEL MAP APPLICATION# 2018-003, PATRICK, BEVERLY
AND KEITH WOOD

WHEREAS, the Planning Commission of Lassen County, after due notice and a public hearing conducted August 1, 2018, has considered Parcel Map application #2018-003, Patrick, Beverly and Keith Wood, to approve the division a 161.14 acre parcel into two parcels: Resultant Parcel A is 80 acres and Resultant Parcel B is 81.14 acres in size. The subject parcel is zoned U-C-2 (Upland Conservation/Resource Management District), and has an “Extensive Agriculture” land use designation in the *Lassen County General Plan, 2000*. The project site is bisected by Hayden Hill Road approximately 2 miles west of U.S. Highway 139 in Bieber CA 96009. APN(S): 017-090-11, and 029-010-10.; and

WHEREAS, pursuant to Section 16.20.070 of Lassen County Code, the Technical Advisory Committee has referred the proposed project to the Planning Commission for a decision; and

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 inconsistent with the *Lassen County General Plan, 2000*.
 - b) The project would be detrimental to the health, welfare, safety, peace, morals, comfort, and general welfare of persons living in the neighborhood of said project.
3. Projects disapproved by the Planning Commission are not subject to the California Environmental Quality Act Guidelines pursuant to Sections 15061(4) and 15270(a) of the Guidelines.
4. The Planning Commission hereby disapproves Parcel Map application #2018-003, Patrick, Beverly and Keith Wood.

Resolution No. _____

PASSED AND ADOPTED on August 1, 2018, at a regular meeting of the Planning Commission, County of Lassen, State of California by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

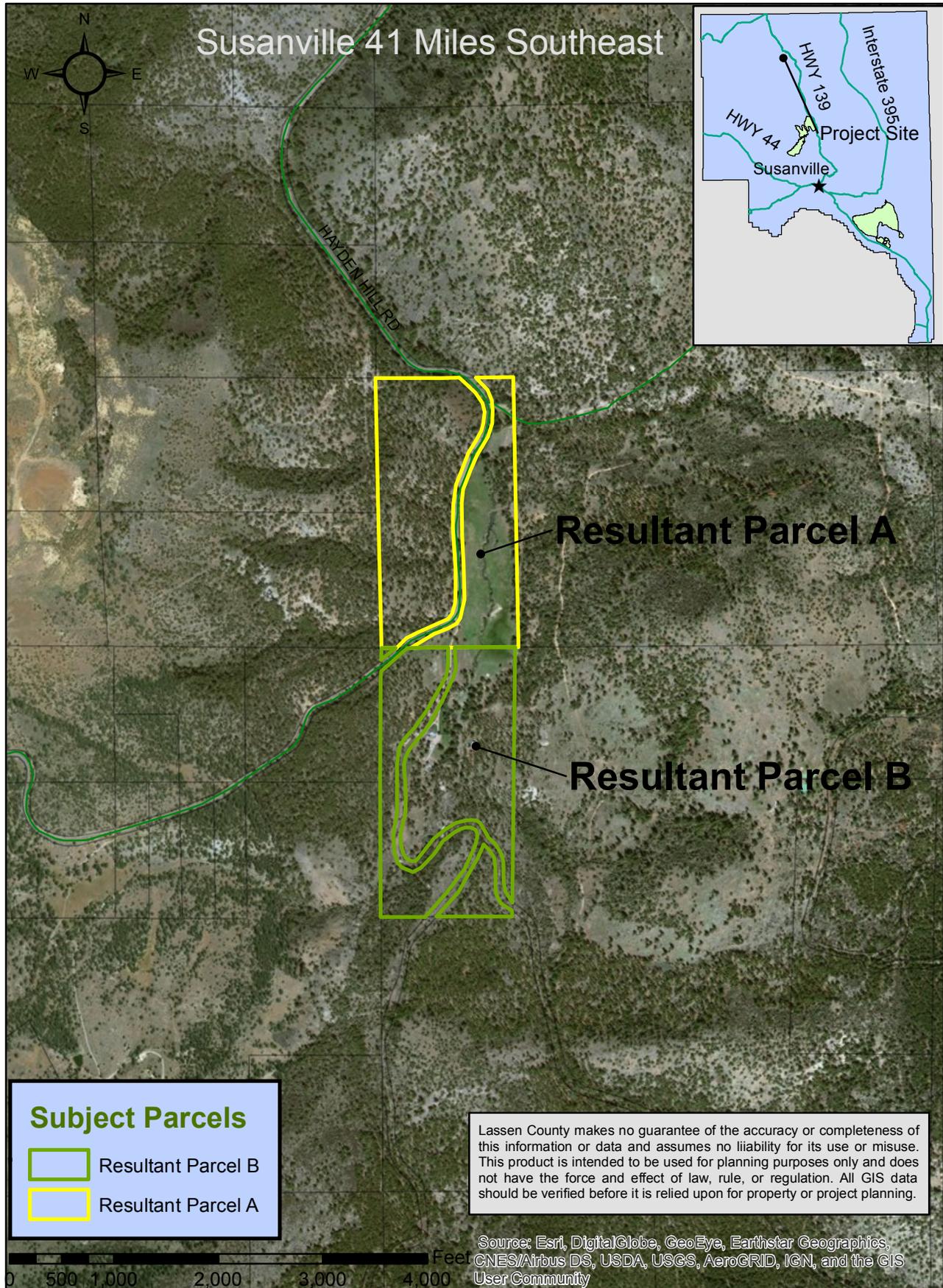
ABSENT: _____

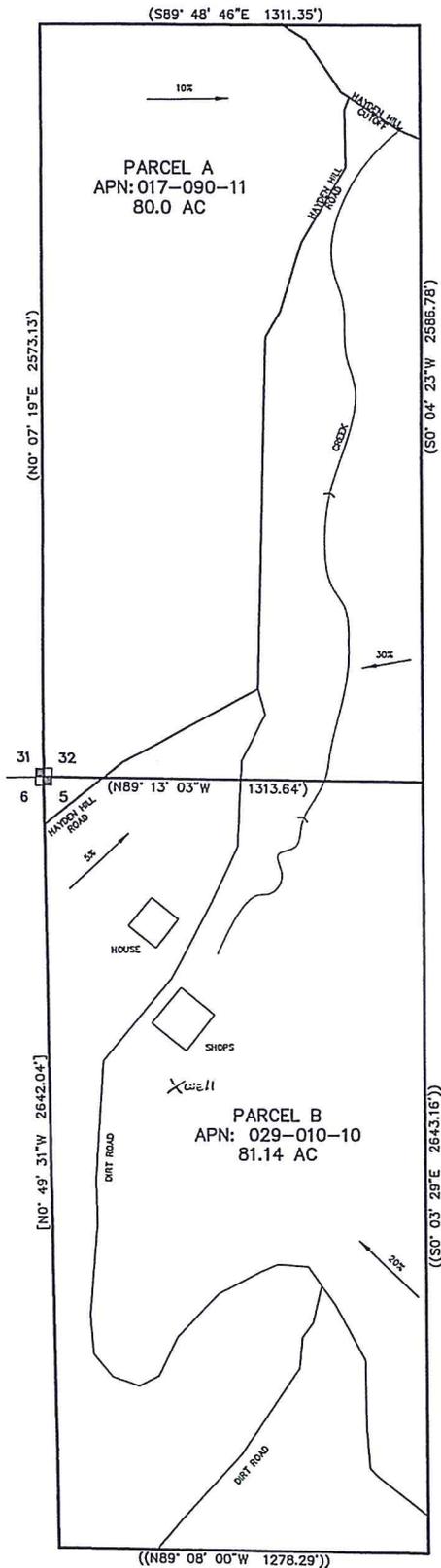
Chairman
Lassen County Planning Commission

ATTEST:

Maurice L. Anderson, Secretary
Lassen County Planning Commission

PARCEL MAP #2018-003, WOOD





RECEIVED

JUN 06 2018

Lassen County Department of
Planning and Building Services



LEGEND

- () BEARINGS AND DISTANCES ARE RECORD AND MEASURED PER 29 MAPS 38, UNLESS OTHERWISE NOTED.
- (()) RECORD PER 23 MAPS 70.
- [] CALCULATED BEARING

TENTATIVE PARCEL MAP WAIVER

PATRICK, BEVERLY,
AND KEITH WOOD

IN SECTION 32, T.37 N., R.10 E., AND
SECTION 5, T.36 N., R.10 E. M.D.B. & M.
LASSEN COUNTY, CALIFORNIA

SCALE : 1" = 400'



NST Engineering, Inc.
1495 Riverside Drive
Susanville, CA 96130
(530) 257-5173



TENTATIVE PARCEL MAP/SUBDIVISION APPLICATION

RECEIVED

FILING FEE: \$754 PARCEL MAP; \$913 AND \$56 PER LOT SUBDIVISION JUN 15 2018

DEPARTMENT OF PLANNING AND BUILDING SERVICES

707 Nevada Street, Suite 5 · Susanville, CA 96130-3912
 (530) 251-8269 · (530) 251-8373 (fax)
 www.co.lassen.ca.us

Lassen County Department of
 Planning and Building Service

Form must be typed or printed clearly in black or blue ink.

All sections must be completed in full. Only attach additional sheets if necessary.

FILE NO. PM# 2018-003

Property Owner/s	Property Owner/s
Name: PATRICK & BEVERLY WOOD	Name:
Mailing Address: P.O. BOX 346	Mailing Address:
City, ST, Zip: BIEBER, CA 96009	City, ST, Zip:
Telephone: (530) 640-0109 Fax:	Telephone: Fax:
Email: BJWOOD@GMAIL.COM	Email:

Applicant/Authorized Representative*	Agent (Land Surveyor/Engineer/Consultant)
Same as above: <input checked="" type="checkbox"/>	Correspondence also sent to: <input checked="" type="checkbox"/>
Name:	Name: NST ENGINEERING, INC
Mailing Address:	Mailing Address: 1495 RIVERSIDE DRIVE
City, ST, Zip:	City, ST, Zip: SUSANVILLE, CA 96130
Telephone: Fax:	Telephone: (530) 257-5173 Fax:
Email:	Email: nst@frontlernet.net License #: 4647

Project Address or Specific Location: ±1 MILE EAST OF HAYDEN HILL
Deed Reference: Book: 479 Page: 242 Year: Doc#:
Zoning: U-C-2 General Plan Designation:
Parcel Size (acreage): 160 Section: 32 Township: 35 Range: 10 5 36 10

Assessor's Parcel Number(s): 017 - 090 - 11	029 - 010 - 10	- -
--	----------------	-----

Subdivision (5 or more parcels created)
 Number of Parcels: _____ Parcel Size Range: _____ (acres or square feet). Use: _____

Parcel Map (4 or fewer parcels created).

Parcel No. A Size: 80 (acres or square feet). Uses: RESIDENTIAL

Parcel No. B Size: 81.14 (acres or square feet). Uses: RESIDENTIAL

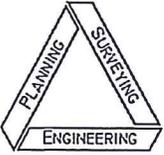
Parcel No. _____ Size: _____ (acres or square feet). Uses: _____

Parcel No. _____ Size: _____ (acres or square feet). Uses: _____

SIGNATURE OF PROPERTY OWNER(S): I HEREBY ACKNOWLEDGE THAT: I have read this application and state that the information given is both true and correct to the best of my knowledge. I agree to comply with all County ordinances and State laws concerning this application.	*SIGNATURE OF APPLICANT/AUTHORIZED REPRESENTATIVE (Representative may sign application on behalf of the property owner only if Letter of Authorization from the owner's is provided).
<i>Patrick & Beverly Wood</i> Date: <u>6-1-18</u>	Date:
<i>Beverly Wood</i> Date: <u>6-1-18</u>	Date:

Ken & Wood

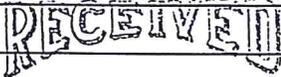
See associated process form for required attachments.
 6-14-18



NST ENGINEERING, INC.

1495 Riverside Drive
 Susanville, California 96130
 (530) 257-5173 FAX (530) 257-6272

LETTER OF TRANSMITTAL

DATE: June 6, 2018	JOB NO. 2018-38
ATTENTION:	
RE: WOOD TENTATIVE PARCEL MAP WAIVER	
 JUN 16 2018	

TO:

LASSEN COUNTY PLANNING DEPT.

707 NEVADA STREET

SUSANVILLE, CA 96130

WE ARE SENDING YOU

Attached

Prints

Disk

*Lassen County Department of
 Planning and Building Services*

COPIES	DATE	NO.	DESCRIPTION
5			COPIES OF TENTATIVE MAP
1			PARCEL MAP APPLICATION AND FEE - NST PAID
1			INITIAL STUDY
1			TITLE GUARANTEE
1			CA ARCHAEOLOGICAL FEE - NST PAID

THESE ARE TRANSMITTED as checked below:

For approval

For Checking

Sent via Mail

For your use

For Recording

Sent via Hand Delivered

As requested

Sent via Fed Ex

For review and comment

Sent via Will Call

REMARKS

THE OWNERS ARE REQUESTING TO DO A FINAL PARCEL MAP WAIVER FOR THIS PROJECT

COPY TO:

SENT BY: VERN TEMPLETON

KM