



County of Lassen

Department of Planning and Building Services

• Planning

• Building Permits

• Code Enforcement

• Surveyor

• Surface Mining

November 17, 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: Technical Advisory Committee
Agenda Date: December 3, 2020

FROM: Maurice Anderson, Director

Zoning & Building

Inspection Requests

Phone: 530 257-5263

RE: Lot Line Adjustment #2020-008, Nagel, Standiford

Project Description

LOT LINE ADJUSTMENT #2020-008, Nagel, Standiford. The applicants are proposing a lot line adjustment between two parcels that together total approximately 147.67 acres. Parcel A is currently 143.61 acres in size, whereas Parcel B is currently 3.06 acres in size. If approved, Parcel A would be approximately 138.86 acres in size, whereas Parcel B would be approximately 7.81 acres in size. Parcel A is zoned P.U.D. (Planned Unit Development District), whereas Parcel B is zoned R-1-B-3-AA-D (Single-Family Residential District, 3-Acre Building Site Combining District, Accessory Animal Combining District, Design Combining District); if the lot line adjustment were approved, Parcel B would include both zoning districts above. Parcel A is designated "Planned Unit Development," whereas Parcel B is designated "Estate Residential" by the *Richmond/Gold Run Area Plan, 1993*. The address for Parcel A is 697-905 Jura Drive, Susanville, CA 96130, whereas the address for Parcel B is 470-480 Amesbury Drive, Susanville, CA 96130. The subject parcels are located a third of a mile south of the intersection of Amesbury Drive and Gold Run Road, approximately four miles south of Susanville. Parcel A: APN 116-230-90. Parcel B: APN 116-480-11. Staff Contact: Stefano Richichi, Senior Planner

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

1. The applicants have submitted Lot Line Adjustment Application #2020-008, proposing a lot line adjustment between two parcels that together total approximately 147.67 acres.
2. Parcel A is currently 143.61 acres in size, whereas Parcel B is currently 3.06 acres in size.
3. If approved, Parcel A would be approximately 138.86 acres in size, whereas Parcel B would be approximately 7.81 acres in size.
4. Parcel A is zoned P.U.D. (Planned Unit Development District), whereas Parcel B is zoned R-1-B-3-AA-D (Single-Family Residential District, 3-Acre Building Site Combining District, Accessory Animal Combining District, Design Combining District); if the lot line adjustment were approved, Parcel B would include both zoning districts above.
5. Parcel A is designated "Planned Unit Development," whereas Parcel B is designated "Estate Residential" by the *Richmond/Gold Run Area Plan, 1993*.
6. Government Code Section 66412(d) states in part:

A local agency or advisory agency shall limit its review and approval to a determination of whether or not the parcels resulting from the lot line adjustment will conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.

7. Lassen County Code Section 18.48.040 sets forth development standards in part as follows:

- (1) Except as otherwise specified in approval of P.D. permit as per Chapter 18.114 [of the Lassen County Code] and/or as specified in the general plan or applicable area plan, zoning regulations, development guidelines and special provisions shall be:

...

- (I) Minimum open space required, fifty percent of gross project site.

- (2) Open space, for the purposes of this chapter, shall be considered as land used for outdoor-oriented recreation, agriculture, resource protection, amenity, buffers and may, if consistent with the overall design of the project, include roads and road rights-of-way and utility easements crossing open space areas. Open space shall be freely accessible to all residents of the development, except in the case of agricultural lands where access may be specifically restricted; and is protected by the provisions of this title and the subdivision ordinance to ensure that it remains in appropriate open space usage. Open space does not include the yards or lots of dwelling or lodging units, land occupied by buildings not directly associated with outdoor-oriented recreational uses, and parking areas. Open space should be left and maintained in a natural state except in the case of appropriate landscaping, recreational uses and/or agricultural uses.

8. In addition, Lassen County Code Section 18.48.030(b) states:

Each person proposing to construct a planned development in a P.U.D. district shall secure a planned development permit as per Chapter 18.116 to cover the total development of the site and all proposed uses prior to securing any other county permits and prior to initiation of any development. Allowed uses for the land addressed in an approved P.D. permit shall be specified upon approval of the permit. All P.U.D. districts need not allow the same uses. (Ord. 467 § 58, 1984).

9. Furthermore, Lassen County Code Section 18.116.010 states:

A planned development (P.D.) permit shall provide a process whereby the county may consider proposed developments which, due to size, complexity, innovation in design, location, character and/or the unique development opportunity of the site, require application for an approval of a comprehensive development plan. In planned unit development (P.U.D.) districts, such permits shall be required for development of the land...

10. Furthermore, two planned development permits that relate to Parcel A already exist, as recorded in the Official Records of Lassen County, CA at Document Numbers 1999-06485 and 2015-02057. Said permits regulate the development of land; any such regulations that currently apply to Parcel A would also apply to the portion of Parcel A being incorporated into the boundaries of Parcel B as proposed by this lot line adjustment application, and any proposed development would be subject to the development standards set forth by those planned development permits. In the future, if additional development were proposed that were not allowed by said existing planned development permits, then an additional planned development permit would have to be secured.

11. However, this proposed lot line adjustment application does not propose any development or planned developments, as described by the above sections of the Lassen County Code, but is merely the adjustment of property boundaries. Therefore, this proposed lot line adjustment does not require the filing of a planned development permit.
12. Additionally, the proposed lot line adjustment does not reduce the amount of open space that currently exists for the Gold Hill Subdivision Unit Two Map (recorded at Book 35, Page 87 of the Official Records of Lassen County). The existing open space easement and building exclusion areas would not be affected by this proposed lot line adjustment.

The Richmond/Gold Run Area Plan, 1993, identifies a density of 3 acres per dwelling for Parcel B. According to said plan, said figure represents the minimum number of acres required per dwelling.

13. The *Lassen County General Plan, 2000*, describes the “Estate Residential” land use designation as follows:

The Estate Residential designation provides areas for relatively large-lot residential subdivisions. Such parcels are generally created by subdivision rather than by parcel map and may be developed as a “planned development.” All lots should be served by paved roads and may have community water and/or sewer services. Parcel sizes generally range from one to five acres.

14. Although the proposed lot line adjustment would result in Parcel B having approximately 7.81 acres, the above description of the “Estate Residential” land use designation states that parcels *generally* range from one to five acres in size. This does not mean that in all cases parcels designated “Estate Residential” must be at most five acres in size.
15. Although the *Lassen County General Plan, 2000*, does not describe the “Planned Unit Development” designation per se, it does describe the “Planned Development Residential” and “Planned Development Option” land use designations as follows:

The Planned Development Residential designation provides for densities in the range of urban or estate residential land uses when units are clustered to maintain open space areas or preserve sensitive and/or unique environmental features, resources and amenities.

Although uses allowed in planned unit developments are primarily residential and/or resort uses, the County will consider secondary uses supportive of and compatible with residential and resort uses. Such uses, as specified in the Planned Unit Development zoning regulations, may include recreational uses, certain agricultural uses, and limited neighborhood convenience and recreational commercial uses.

The “Planned Development Option” designation denotes areas which the County recognizes will, in the future, be considered for development... The Planned Development Option will typically overlay interim land use designations (e.g., Extensive Agriculture), and the underlying designations would prevail until a development project is proposed, in which case the area would be regarded as subject to planned development processes. Typically, no additional amendment of the General Plan will be needed to facilitate consideration of a proposed planned

development project in an area designated Planned Development Option, although more appropriate designations may be proposed for adoption subject to approval of a project.

Since development would eventually be consistent with the Planned Development Residential designation, uses allowed are primarily residential and/or resort uses, but the County will consider secondary uses supportive of and compatible with residential and resort uses, including recreational uses, certain agricultural uses, and limited neighborhood convenience and recreation-oriented commercial uses.

16. All qualifying structures are subject to the 30-foot setback requirement per Lassen County Code Section 9.16.103(d)(1)(A) and the 2020 State Responsibility Area Fire Safe Regulations.
17. All relevant improvements on either parcel B would conform to the above setback requirement if this lot line adjustment application were approved.
18. The proposed lot line adjustment is consistent with the *Richmond/Gold Run Area Plan, 1993*, the *Lassen County General Plan, 2000*, and the zoning standards set forth in Title 18 of the Lassen County Code, as well as the relevant planned development permits identified above.
19. The Technical Advisory Committee shall approve, conditionally approve, or disapprove this lot line adjustment application pursuant to Lassen County Code Section 16.12.040.

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

1. None.

MLA:smr

S:/PLA/Planning/2020/LLA #2020-008, Nagel, Standiford/TAC Memo



County of Lassen
Department of Planning and Building Services

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

November 18, 2020

A red rectangular stamp with the word "DRAFT" in bold, capital letters, preceded by a small icon of a document with a pencil.

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: Technical Advisory Committee
Agenda Date: December 3, 2020

FROM: Don Willis, Lassen County Surveyor

RE: Lot Line Adjustment No. 2020-008 – The Frederic R. Nagel and Theresa K. Nagel Family Revocable Trust dated August 30, 1985 and the Standiford Family 2004 Trust.
Assessor's Parcel Numbers: 116-230-90 and 116-480-11.

Zoning & Building
Inspection Requests
Phone: 530 257-5263

LASSEN COUNTY SURVEYOR FINDS AS FOLLOWS:

1. The application and tentative map submitted for Lot Line Adjustment No. 2020-008 show two parcels involved in the proposed boundary line adjustment. These parcels are known as Assessor's Parcel Numbers 116-230-90 and 116-480-11 and are located within portions of Sections 17, 19 and 20, Township 29 North, Range 12 East, Mount Diablo Base and Meridian, in Lassen County, California.
2. Title to the lands represented by Assessor's Parcel Number 116-230-90 is currently vested in the Frederic R. Nagel and Theresa K. Nagel Family Revocable Trust dated August 30, 1985, as shown at Certificate of Lot Line Adjustment No. 2014-045 that was recorded on May 14, 2015 as Document Number 2015-02056 of the Official Records of Lassen County. The legal description within this document describes two parcels, Resultant Parcel Two of which is not a part of the proposed adjustment. Resultant Parcel One is described as portions of various record maps with certain exceptions, the resultant of which yields the configuration of said Assessor's Parcel Number 116-230-90.
3. Title to the lands represented by Assessor's Parcel Number 116-480-11 is currently vested in Larry L. Standiford and Reta M. Standiford, co-trustees of the Standiford Family 2004 Trust, dated December 15, 2004, as shown at a Grant Deed recorded on May 20, 2005 as Document Number 2005-04420 of the Official Records of Lassen County. The legal description within this document describes the subject property as Parcel B-1-A of Parcel Map No. 7-01-84, as the same was filed on March 14, 1986 in Book 24 of Maps, Pages 87-88, of the Official Records of Lassen County.
4. The underlying legal parcel for the lands represented by Assessor's Parcel Number 116-230-90 (Nagel) was created by said Lot Line Adjustment No. 2014-045 which was approved by the Lassen County Technical Advisory Committee on January 21, 2015. The Certificate of Lot Line Adjustment document was recorded on May 14, 2015 as Document No. 2015-02056 of the Official Records of Lassen County. A Record of Survey showing Resultant Parcel Two (Resultant Parcel One was not surveyed) of the adjustment was filed concurrently in Book 44 of Maps, Page 9, of the Official Records of Lassen County. Based on the above, this parcel was created in compliance with the provisions of the Subdivision Map Act and local ordinances.

5. The underlying legal parcel for the lands represented by Assessor's Parcel Number 116-480-11 (Standiford) was created by said Parcel Map No. 7-01-84, as the same was filed on March 14, 1986 in Book 24 of Maps, Pages 87-88, of the Official Records of Lassen County.
This parcel map was approved by the Lassen County Board of Supervisors on March 6, 1986 and the parcel map was filed on March 14, 1986 in Book 24 of Maps, Pages 87-88, of the Official Records of Lassen County. Therefore, this parcel was created in compliance with the provisions of the Subdivision Map Act and local ordinances.
6. The tentative map submitted for Lot Line Adjustment No. 2020-008 shows that approximately 4.75 acres of the Nagel Trust ownership is to be conveyed to the Standiford Trust ownership if the proposed adjustment were approved. This would cause the size of the parcel represented by Assessor's Parcel Number 116-230-90 (Nagel) to decrease from 143.61 acres to approximately 138.9 acres as shown on the tentative map. It would also cause the size of the parcel represented by Assessor's Parcel Number 116-480-11 (Standiford) to increase from 3.06 acres to approximately 7.8 acres.
7. Access to the lands represented by Assessor's Parcel Number 116-230-90 (Nagel) is by either Jura Drive or Hill Creek Road, both of which are privately maintained roads that are not within the County maintained road system. Access to the lands represented by Assessor's Parcel Number 116-480-11 (Standiford) is by Amesbury Drive, County Road No. 254, which is in the County maintained road system.
8. The proposed Lot Line Adjustment is exempt from the provisions of the California Subdivision Map Act pursuant to Section 66412(d) of the Government Code.
9. The requirements for Lot Line Adjustments in Lassen County are established by Lassen County Code Title 16, Chapter 16.12, Section 16.12.040.

LASSEN COUNTY SURVEYOR RECOMMENDS THE FOLLOWING CONDITIONS FOR LOT LINE ADJUSTMENT NO. 2020-008 (THE FREDERIC R. NAGEL AND THERESA K. NAGEL FAMILY REVOCABLE TRUST DATED AUGUST 30, 1985 AND THE STANDIFORD FAMILY 2004 TRUST):

1. The applicants shall provide current Condition of Title Guarantee reports for the two parcels shown on the tentative map and listed on the application submitted for Lot Line Adjustment No. 2020-008.
2. The adjustment of the boundary lines shall be completed as shown on the tentative map submitted for Lot Line Adjustment No. 2020-008.
3. A Certificate of Lot Line Adjustment shall be 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, and be submitted to the Lassen County Surveyor for review, approval and recording. This Certificate of Lot Line Adjustment shall acceptably describe the boundaries of the resultant

parcels and shall be executed by Frederic R. Nagel and Theresa K. Nagel, Trustees of the Frederic R. Nagel and Theresa K. Nagel Family Revocable Trust dated August 30, 1985 and by Larry L. Standiford and Reta M. Standiford, Co-Trustees of the Standiford Family 2004 Trust, all as record owners of interest in the properties involved. The submittal of the Certificate of Lot Line Adjustment shall also include a statement from the Licensed Land Surveyor or Civil Engineer preparing it stating the Certificate of Lot Line Adjustment was prepared by him/her or under his/her direction and control and shall be signed and sealed in accordance with the California Code of Regulations, Title 16, Division 5, Article 1. This submittal of the Certificate of Lot Line Adjustment shall also include appropriate fees for review and recording of all required documents.

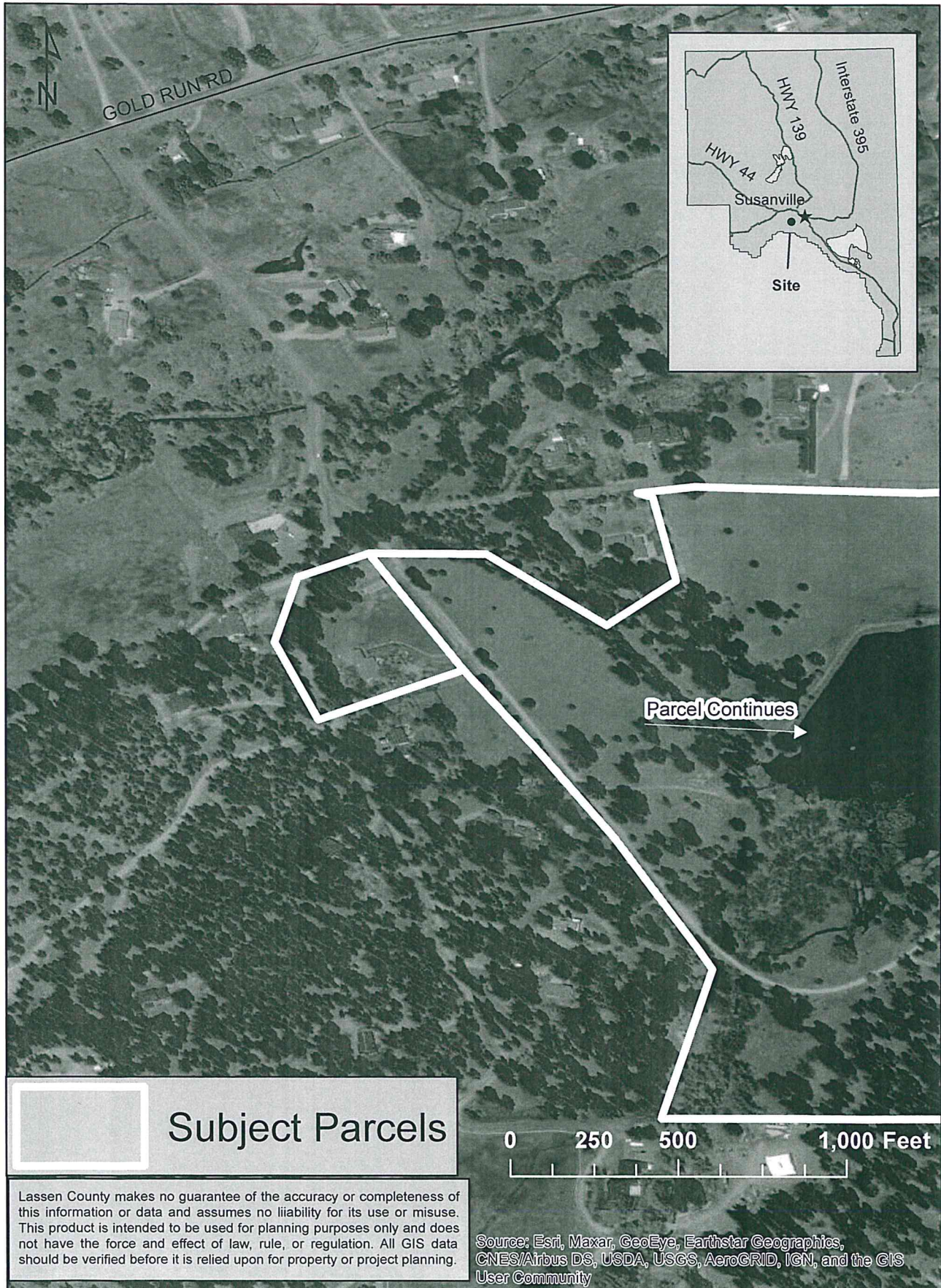
4. All executed deeds required to effect the lot line adjustment shall be recorded concurrently with the Certificate of Lot Line Adjustment if parcels being adjusted are owned by different entities. These deeds should reference Lot Line Adjustment No. 2020-008 and a Preliminary Change of Ownership Report shall accompany each executed deed.
5. If there are any Deeds of Trust encumbering either of the two existing parcels shown on the tentative map submitted for Lot Line Adjustment No. 2020-008, the legal descriptions for the Deeds of Trust shall be modified to reflect the changes requested in the boundary lines and be recorded concurrently with the Certificate of Lot Line Adjustment.
6. If a field survey is performed to establish the locations or dimensions of the boundary lines of adjusted parcels or to monument the boundaries of the adjusted parcels, a Record of Survey shall be submitted to the Lassen County Surveyor for review, approval and filing in accordance with Section 8762 of the California Business and Professions Code. This Record of Survey shall reference Lot Line Adjustment No. 2020-008, the date of approval of the Lot Line Adjustment by the Technical Advisory Committee and the recording information of the recorded Certificate of Lot Line Adjustment. This Record of Survey shall be recorded concurrently with the Certificate of Lot Line Adjustment and its submittal shall include appropriate fees for reviewing and filing of the Record of Survey.
7. Prior to recordation of the Certificate of Lot Line Adjustment, 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 properties involved in the proposed Lot Line Adjustment.

Respectfully submitted,



Don Willis, L.S. 7742
Lassen County Surveyor

Use Permit #2020-008, Nagel, Standiford



RECEIVED



LOT LINE/MERGER APPLICATION

FILING FEE: \$500 and ENV HEALTH FEE: \$85.00 per parcel

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

NOV 09 2020

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES

Form must be typed or printed clearly in black or blue ink. All sections must be completed in full.

This application consists of one page; only attach additional sheets if necessary.

FILE NO. LL #2020-008

Property Owner/s	Property Owner/s
Name: <u>Nagel family Trust</u>	Name: <u>Standford Family 2004 Trust</u>
Mailing Address: <u>697-100 Gold Run Rd.</u>	Mailing Address: <u>470-480 Amesbury Dr.</u>
City, ST, Zip: <u>Susanville CA 96130</u>	City, ST, Zip: <u>Susanville CA 96130</u>
Telephone: <u>530-257-4029</u> Fax: <u></u>	Telephone: <u>530-310-2919</u> Fax: <u>257-4514</u>
Email: <u>frnpeng@gmail.com</u>	Email: <u>stonecoconstruction@gmail.com</u>

Applicant/Authorized Representative*	Agent (Land Surveyor/Engineer/Consultant)
Same as above: <input checked="" type="checkbox"/>	Correspondence also sent to: <input type="checkbox"/>
Name: <u></u>	Name: <u>Fred Nagel</u>
Mailing Address: <u></u>	Mailing Address: <u></u>
City, ST, Zip: <u></u>	City, ST, Zip: <u></u>
Telephone: <u></u> Fax: <u></u>	Telephone: <u></u> Fax: <u></u>
Email: <u></u>	Email: <u></u> License #: <u>LS 3989</u>

Project Address or Specific Location: <u>2010-03652 Nagel</u>
Deed Reference: Book: <u></u> Page: <u></u> Year: <u>Standford</u> Doc#: <u>2005-04420</u>
Zoning: <u></u> General Plan Designation: <u></u>
Parcel Size (acreage): <u>146.69 Ac.</u> Section: <u>19</u> Township: <u>29N</u> Range: <u>12E</u>

Assessor's Parcel Number(s): <u>116 - 480-11</u>	<u>116 - 230-90</u>	<u>- -</u>
<u>- -</u>	<u>- -</u>	<u>- -</u>

Parcel	Size before adjustment (sq. ft. or acres)	Size after adjustment (sq. ft. or acres)
A	<u>143.61 Ac</u>	<u>± 138.9 Ac</u>
B	<u>3.06</u>	<u>± 7.8 Ac</u>
C	<u></u>	<u></u>
D	<u></u>	<u></u>

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).
<u>[Signature]</u> Date: <u></u>	<u>[Signature]</u> Date: <u>11/9/2020</u>
<u>[Signature]</u> Date: <u></u>	<u></u> Date: <u></u>

See associated process form for required attachments and instructions.

