



## County of Lassen

### Department of Planning and Building Services

• Planning

• Building Permits

• Code Enforcement

• Surveyor

• Surface Mining

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](mailto:landuse@co.lassen.ca.us)

website: [www.co.lassen.ca.us](http://www.co.lassen.ca.us)

April 22, 2021

TO: Technical Advisory Committee  
Agenda Date: May 6, 2021

Zoning & Building  
Inspection Requests  
Phone: 530 257-5263

FROM: Maurice Anderson, Director

RE: Merger #2021-001, Howell

**DRAFT**

#### Project Description

**MERGER #2021-001, Howell.** The applicant is proposing a merger between two legal parcels that together total approximately 2.84 acres. The subject parcels are zoned U-C-2 (Upland Conservation/Resource Management District) and are designated "Extensive Agriculture" by the *Lassen County General Plan, 2000*. Parcel 2 is located at 519-325 School House Road; Parcel 1 does not have an assigned address. Both parcels are located approximately one quarter mile southwest of the intersection of Highway 395 and School House Road in Ravendale, CA. Parcel 1: APN 057-170-14. Parcel 2: APN 057-170-13. Staff Contact: Nancy McAllister, Associate Planner

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

1. The applicant has submitted Merger Application #2021-001, proposing a merger of two legal parcels that together total approximately 2.84 acres.
2. Currently, Parcel 1 is approximately 1 acre in size, and Parcel 2 is approximately 1.84 acres in size.
3. The subject parcels are zoned U-C-2 (Upland Conservation/Resource Management District).
4. Pursuant to the *Lassen County General Plan, 2000*, the subject parcels have an "Extensive Agriculture" land use designation. The subject parcels are located approximately 50 yards from the 1913 Ravendale subdivision, recorded in Book 1 of Maps, Page 67, of the Official Records of Lassen County, and designated "Town Center" by the *Lassen County General Plan, 2000*.
5. According to the Assessor's Office, Parcel 1 (APN 057-170-14) does not have any improvements and existing improvements on Parcel 2 (APN 057-170-13) include a well and septic system.
6. The proposed merger is consistent with the *Lassen County General Plan, 2000* and the zoning standards set forth in Title 18 of the Lassen County Code.

7. The land use element of the *Lassen County General Plan, 2000* describes the “Extensive Agriculture” land use designation 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.*

*Corresponding Zoning: "U-C", Upland Conservation District; "U-C-2", Upland Conservation/Resource Management District; "TPZ", Timber Production Zone."*

8. The following policies from the *Lassen County General Plan, 2000* pertain to the proposed merger:

***ISSUE: Growth and Development***

*GOAL L-5: Orderly, contiguous growth and appropriate land-conserving densities as an alternative to sprawl and "leap-frog" development.*

- LU-8 POLICY: Future residential development should consist of the expansion of, or be located adjacent to, existing communities, designated residential centers, and established residential areas. An increasing number of small, isolated housing tracts in outlying areas shall be discouraged since they are difficult to provide with urban services and they tend to disrupt the surrounding rural and productive activity of ranches, forests and farms.*
- LU13 POLICY: The County may approve applications for lot line adjustments which will result in a parcel or parcels the size of which are smaller than the minimum parcel size otherwise stipulated in the applicable general plan land use designation and/or zoning district.*

- *LU14 POLICY: The County may approve building permits and uses otherwise permitted on parcels which are smaller than the minimum parcel size otherwise stipulated in the applicable general plan land use designation and/or zoning district, provided that such parcels are otherwise adequate in size for the proposed use.*

9. Lassen County Code Section 18.69.050(a) states:

*“Minimum lot size. The proposed size of newly created parcels shall be consistent with the intent of the applicable general plan land use designation, but shall not, except as otherwise provided in this title, be less than eighty acres, or as specified in a project for which a use permit has been secured.”*

10. Although Lassen County Code Section 18.69.050 identifies a minimum parcel size of 80 acres, and the proposed merger will not create a parcel at least 80 acres in size, it would create a parcel that is less nonconforming to the minimum acreage standard than the existing parcels are currently. Therefore, this finding supports Finding Number 6 above.
11. The requirements for Mergers in Lassen County are established by Lassen County Code, Title 16, Chapter 16.40. Voluntary mergers that are initiated by property owners are operatively completed under Title 16, Chapter 16.12, Section 16.12.040, of the Lassen County Code (Lot Line Adjustments).
12. The Technical Advisory Committee shall approve, conditionally approve, or disapprove this merger 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:njm 

S:\PLA\Planning\2021\MG #2021-001, Howell



*County of Lassen*  
Department of Planning and Building Services

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

April 7, 2021

A large, stylized "DRAFT" stamp with a small icon of a document with a pencil.

Maurice L. Anderson, *Director*  
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Zoning & Building  
Inspection Requests  
Phone: 530 257-5263

TO: Technical Advisory Committee  
Agenda Date: May 6, 2021

FROM: Don Willis, Lassen County Surveyor

RE: Merger No. 2021-001 – Frank and Loretta Howell.  
Assessor's Parcel Numbers: 057-170-13 and 057-170-14.

**LASSEN COUNTY SURVEYOR FINDS AS FOLLOWS:**

1. The tentative map submitted with application for Merger No. 2021-001 shows a proposed merger that involves two parcels known as Assessor's Parcel Numbers 057-170-13 and 057-170-14 which are located in a portion of Section 22, Township 34 North, Range 14 East, Mount Diablo Base and Meridian, in Lassen County, California.
2. Title to the lands represented by Assessor's Parcel Numbers 057-170-13 and 057-170-14 is currently vested in Frank Howell and Loretta Howell, husband and wife as joint tenants, as shown at a Grant Deed recorded on December 21, 2020 as Document No. 2020-05704 of the Official Records of Lassen County.
3. There are two parcels described within the vesting deed in Findings Item Number Two above. Both of these utilize metes and bounds descriptions to describe lands that are represented by Assessor's Parcel Numbers 057-170-13 and 057-170-14. These parcels are also shown on Record of Survey No. 5-02-85 which was filed on February 20, 1985 in Book 23 of Maps, Page 90, of the Official Records of Lassen County.
4. Parcel One that is described within the vesting deed was originally created by an Individual Grant Deed that was recorded on October 20, 1983 in Book 425, Page 677, of the Official Records of Lassen County. This deed conveyed lands represented by Assessor's Parcel Number 057-170-14 from Norman and Carol Siebe to the Ravendale School District. This division of land would have been allowable without filing a parcel map because the Ravendale School District is a public entity that is exempted from the parcel map process per Section 66428(a)(2) of the Subdivision Map Act. Therefore, this parcel was created in compliance with the provisions of the Subdivision Map Act and local ordinances.
5. Parcel Two that is described within the vesting deed was originally created by a deed that was recorded on February 5, 1941 in Book 39 of Deeds, Page 300, of the Official Records of Lassen County. This deed conveyed lands represented by Assessor's Parcel Number 057-170-13 from J.H. Godman to the Ravendale School District. Since this conveyance was recorded prior to March 4, 1972 and it resulted from a land division of fewer than five parcels, it would be in compliance with the provisions of Section 66412.6(a) of the Subdivision Map Act.

6. The tentative map submitted for Merger No. 2021-001 indicates that the common boundary lines between Assessor's Parcel Numbers 057-170-13 and 057-170-14 are to be removed if the proposed merger is approved. This will create a resultant parcel that is approximately 2.84 acres in size.
7. The subject property has access from School House Road, County Road No. 539, which is in the County maintained road system. This is illustrated on said Record of Survey No. 5-02-85 which was described in Findings Item Number Three above. The County of Lassen acquired a 70 ft. wide x 200 ft. long easement over this portion of School House Road per a deed that was recorded on February 7, 1941 in Book 39 of Deeds, Page 308, of the Official Records of Lassen County.
8. The subject property is subject to several encumbrances that are of record. The first is an access easement that was recorded on January 27, 1943 in Book 41 of Deeds, Page 430, of the Official Records of Lassen County. This easement provides for a 20 feet wide access that serves Assessor's Parcel Number 057-010-12, which is currently owned by Citizens Utilities Company. The second encumbrance was granted to the County of Lassen per a Grant Deed that was recorded on April 5, 1961 in Book 166, Page 133, of the Official Records of Lassen County. This document conveyed a 40 feet wide strip of land for access purposes which begins on the westerly side of the parcel known as Assessor's Parcel Number 057-170-13 and continues southwesterly across Assessor's Parcel Number 057-170-14.
9. The property owners have requested that a voluntary merger of the two subject parcels be completed to combine them into one legal parcel. The requirements for Mergers in Lassen County are established by Lassen County Code, Title 16, Chapter 16.40. Voluntary mergers that are initiated by property owners are operatively completed under Title 16, Chapter 16.12, Section 16.12.040 (Lot Line Adjustments) of the Lassen County Code.

**PURSUANT TO THE PROVISIONS OF SECTION 66499.20.3 OF THE GOVERNMENT CODE OF CALIFORNIA AND CHAPTERS 16.12 AND 16.40 OF THE LASSEN COUNTY CODE, THE LASSEN COUNTY SURVEYOR RECOMMENDS THE FOLLOWING CONDITIONS FOR MERGER NO. 2021-001 (FRANK AND LORETTA HOWELL):**

1. The applicants shall provide a current Condition of Title report for the two parcels shown on the tentative map submitted for Merger No. 2021-001 (Frank and Loretta Howell).
2. The parcels shall be merged as shown on the tentative map submitted for Merger No. 2021-001 (Frank and Loretta Howell).
3. A Certificate of Merger 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 Merger shall acceptably describe the boundary of the resultant parcel and shall be executed by Frank Howell and Loretta Howell for the properties involved. The submittal of the Certificate of Merger shall also include a statement from the Licensed Land Surveyor or Civil Engineer preparing it stating the Certificate of Merger 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 Merger shall also include appropriate fees for review and recording of all required documents.

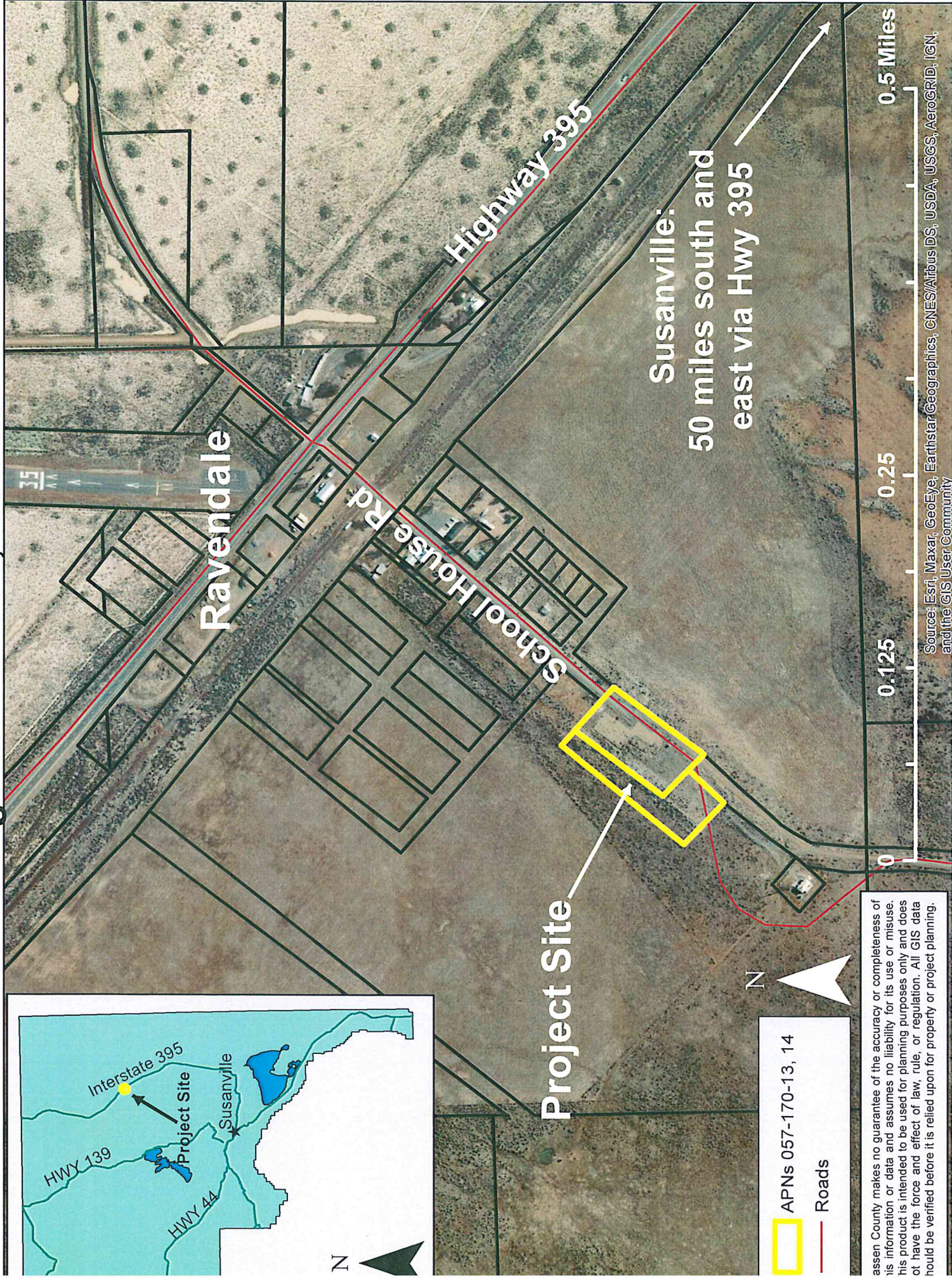
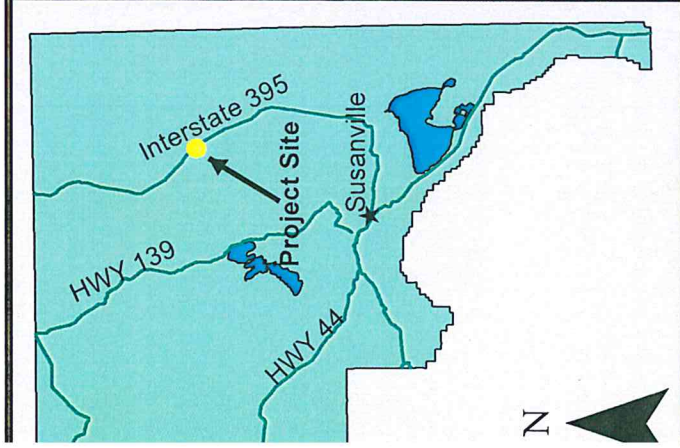
4. If there are any Deeds of Trust encumbering either of the parcels as shown on the tentative map submitted for Merger No. 2021-001, the legal descriptions for the Deeds of Trust shall be modified to reflect the merger of said parcels and shall be recorded concurrently with the Certificate of Merger.
5. If a field survey is performed to establish the locations or dimensions of the boundary lines of merged parcels or to monument the boundaries of the merged 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 Merger No. 2021-001, the date of approval of the merger by the Technical Advisory Committee and the recording information of the recorded Certificate of Merger. This Record of Survey shall be recorded concurrently with the Certificate of Merger and its submittal shall include appropriate fees for reviewing and filing of the Record of Survey.
6. Prior to recordation of the Certificate of Merger, 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 merger.

Respectfully submitted,



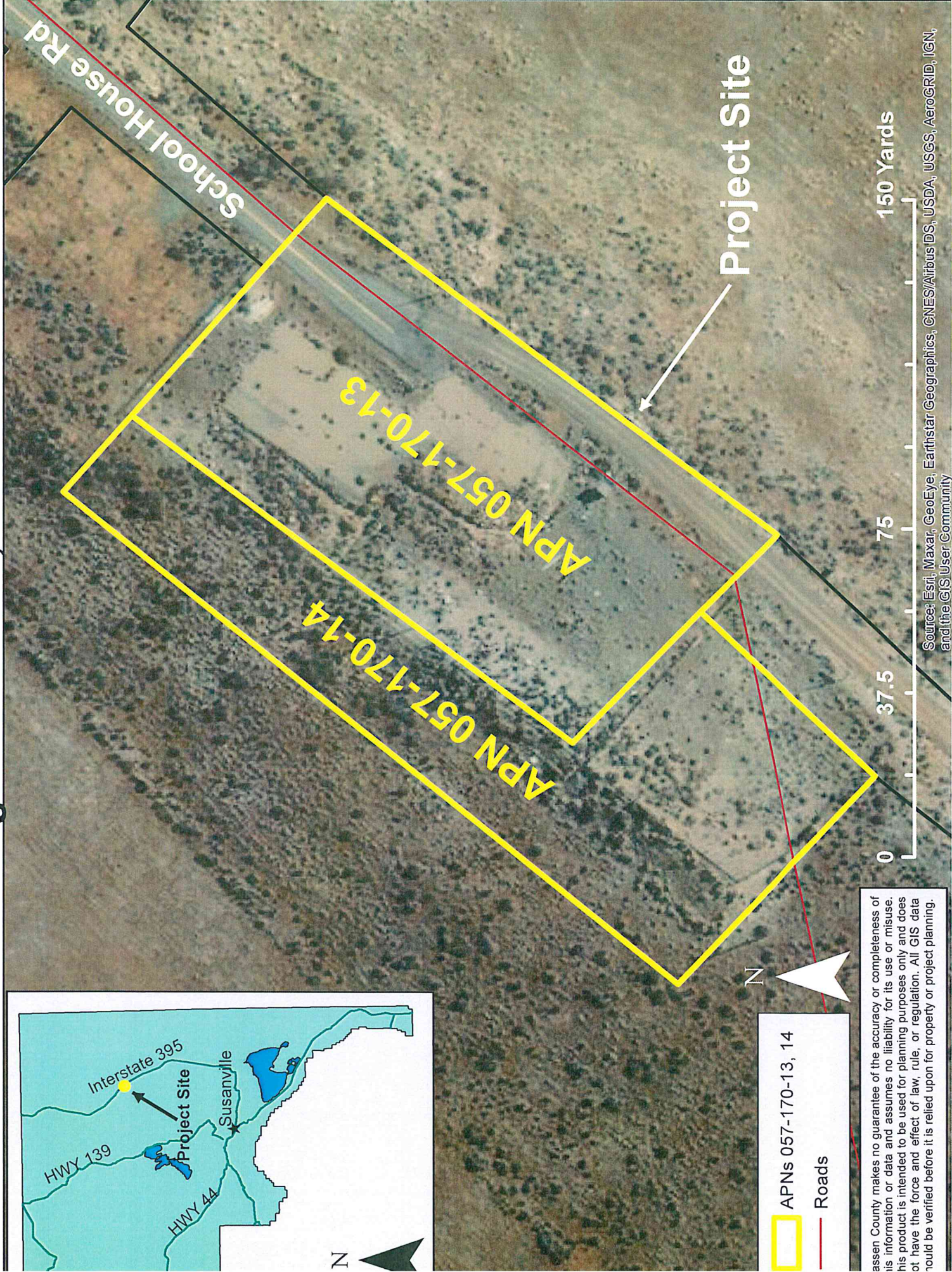
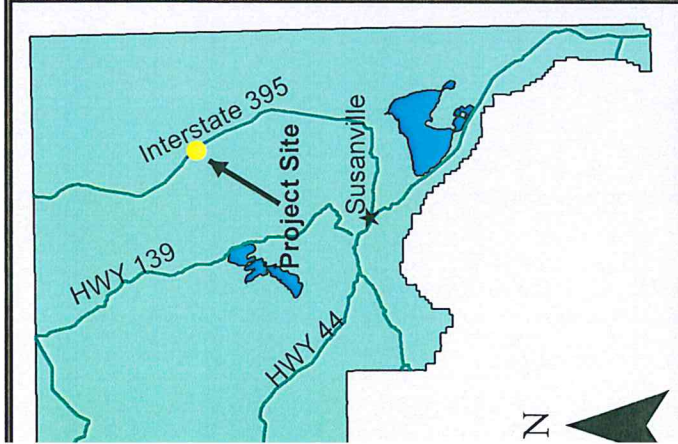
Don Willis, L.S. 7742  
Lassen County Surveyor


# Merger #2021-001, Howell




Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# Merger #2021-001, Howell



 APNs 057-170-13, 14

 Roads

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Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



# LOT LINE/MERGER APPLICATION

RECEIVED

FILING FEE: \$500  
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

MAR 18 2021

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. MG 2021-001

Property Owner/s	Property Owner/s
Name: <u>FRANK LEROY HOWELL</u>	Name:
Mailing Address: <u>P.O. BOX 52</u>	Mailing Address:
City, ST, Zip: <u>RAVENDALE CA. 96123</u>	City, ST, Zip:
Telephone: <u>661 345-9345</u> Fax:	Telephone: Fax:
Email: <u>HOWELLHVAC@YAHOO.COM</u>	Email:

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

Project Address or Specific Location: <u>519-325 SCHOOLHOUSE RD RAVENDALE CA. 96123</u>
Deed Reference: Book: Page: Year: <u>2026</u> Doc#: <u>05704</u>
Zoning: <u>U-C-2</u> General Plan Designation:
Parcel Size (acreage): <u>2.841</u> Section: Township: <u>X</u> Range:

Assessor's Parcel Number(s):	<u>057-170-13</u>	<u>057-170-14</u>	-
-	-	-	-

Parcel	Size before adjustment (sq. ft. or acres)	Size after adjustment (sq. ft. or acres)
A	<u>200' X 400' = 80,000 sq ft</u>	<u>225' X 550' = 123,750 sq ft</u>
B	<u>150' X 225' 25' X 400' = 43,750 sq ft</u>	
C		
D		

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>2/22/2021</u>	Date:
<u>[Signature]</u> Date: <u>2-22-2021</u>	Date:

See associated process form for required attachments and instructions.

