



County of Lassen

Department of Planning and Building Services

• Planning

• Building Permits

• Code Enforcement

• Surveyor

• Surface Mining

May 5, 2021

Maurice L. Anderson, Director

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 **DRAFT**

TO: Technical Advisory Committee
Agenda Date: June 3, 2021

Zoning & Building

Inspection Requests

Phone: 530 257-5263

FROM: Don Willis, Lassen County Surveyor

RE: Recordation of Notice of Violation No. 2021-003 – Fusa Spoonmore Trust.
Assessor's Parcel Number: 045-120-64.

PROJECT DESCRIPTION: NOTICE OF INTENT TO RECORD NOTICE OF VIOLATION NO. 2021-003, FUSA SPOONMORE TRUST. The Lassen County Technical Advisory Committee will receive and consider evidence to determine if a Notice of Violation should be recorded for a parcel of land 40 acres in size that is located approximately seven miles northeasterly of Ravendale, California. The subject property is located in a portion of Section 35, Township 35 North, Range 15 East, Mount Diablo Base and Meridian. The current zoning of the subject parcel is U-C-2 (Upland Conservation/Resource Management District) and is designated "Extensive Agriculture" by the *Lassen County General Plan, 2000*. A Notice of Violation will be recorded if the Technical Advisory Committee determines that the subject parcel was created in violation of the provisions of the California Subdivision Map Act. Assessor's Parcel Number: 045-120-64. Staff Contact: Don Willis, P.L.S., Lassen County Surveyor.

LASSEN COUNTY SURVEYOR FINDS AS FOLLOWS:

1. The parcel to be considered for Notice of Violation Number 2021-003 is known as Assessor's Parcel Number 045-120-64 and title is currently vested in Fusa Spoonmore, Trustee, or Successor, of the Fusa Spoonmore Trust, per a Trust Transfer Deed recorded on November 3, 1995 in Book 630, Page 420, of the Official Records of Lassen County, California.
2. The legal description shown at the vesting deed listed in Findings Item Number One above describes the property as the Southeast one-quarter of the Northwest one-quarter (SE1/4 NW1/4) of Section 35, Township 35 North, Range 15 East, Mount Diablo Base and Meridian.
3. The subject parcel is 40 acres in size and was initially created by recordation of a Corporation Grant Deed that was recorded on January 9, 1984 in Book 428, Page 551, of the Official Records of Lassen County. Prior to recordation of this deed, the subject parcel had been included with other lands described as the South one-half of the Northwest one-quarter and the North one-half of the Southwest one-quarter (S1/2 NW1/4 and N1/2 SW1/4) of said Section 35, Township 35 North, Range 15 East, Mount Diablo Base and Meridian. This is evidenced by a Grant Deed that was recorded on April 19, 1973 in Book 265, Page 221, of the Official Records of Lassen County. This legal description describes a 160 acre parcel that denotes lands currently represented by Assessor's Parcel Numbers 045-120-59, 045-120-63, 045-120-64 and

045-120-65 and would be considered a single parcel under the provisions of the Subdivision Map Act. Any division of this parcel after March 4, 1972 would need to be accomplished by filing either a parcel map or a final map which has received approval from a local agency, otherwise a violation of the provisions of the Subdivision Map Act would occur.

4. The land division that occurred in 1984, as described in Findings Item Number Three above, was completed without the approval of a final map or parcel map and was therefore not accomplished in compliance with the Subdivision Map Act (Government Code Sections 66410, et seq.) and Lassen County Subdivision Ordinance 435 (the ordinance in effect at the time of the violation).
5. The current owner of the subject property is *not* the same owner that created the original violation. Lassen County Subdivision Ordinance 435 was the ordinance in effect at the time the current owner originally acquired her interest in the property (with her husband at the time) on January 9, 1984.
6. A Notice of Intent to Record Notice of Violation No. 2021-003 was sent to the record owner, Fusa Spoonemore, Trustee, or Successor, of the Fusa Spoonemore Trust by certified mail on April 8, 2021.

LASSEN COUNTY SURVEYOR RECOMMENDS THE FOLLOWING CONDITIONS FOR NOTICE OF VIOLATION NO. 2021-003 (FUSA SPOONEMORE TRUST):

1. Based on the findings made above, the Lassen County Surveyor recommends that the Technical Advisory Committee approve recordation of a Notice of Violation for that certain parcel known as Assessor's Parcel Number 045-120-64, currently owned by Fusa Spoonemore, Trustee, or Successor, of the Fusa Spoonemore Trust, per a Trust Transfer Deed recorded on November 3, 1995 in Book 630, Page 420, of the Official Records of Lassen County, California.

Respectfully submitted,



Don Willis, L.S. 7742
Lassen County Surveyor



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May 20, 2021

Zoning & Building

Inspection Requests

Phone: 530 257-5263

TO: Technical Advisory Committee
Agenda Date: June 1, 2021

FROM: Maurice Anderson, Director

RE: Recordation of Notice of Violation No. 2021-003 Fusa Spoonemore Trust
Assessor's Parcel Number: 045-120-64

PROJECT DESCRIPTION: The Lassen County Technical Advisory Committee will receive and consider evidence to determine if a Notice of Violation should be recorded for a parcel of land 40 acres in size that is located approximately seven miles northeasterly of Ravendale, California. The subject property is located in a portion of Section 35, Township 35 North, Range 15 East, Mount Diablo Base and Meridian. The current zoning of the subject parcel is U-C-2 (Upland Conservation/Resource Management District) and is designated "Extensive Agriculture" by the *Lassen County General Plan, 2000*. A Notice of Violation will be recorded if the Technical Advisory Committee determines that the subject parcel was created in violation of the provisions of the California Subdivision Map Act. Assessor's Parcel Number: 045-120-64. Staff Contact: Don Willis, P.L.S., Lassen County Surveyor.

The Planning Division of the Planning and Building Services Department concurs with the Lassen County Surveyor that a Notice of Violation should be recorded for the above referenced property based on the evidence submitted by the Lassen County Surveyor.