



County of Lassen

Department of Planning and Building Services

• Planning

• Building Permits

• Code Enforcement

• Surveyor

• Surface Mining

May 20, 2021

Maurice L. Anderson, *Director*

707 Nevada Street, Suite 5

Susanville, CA 96130-3912

Phone: 530 251-8269

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DRAFT

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

Zoning & Building

Inspection Requests

Phone: 530 257-5263

FROM: Maurice Anderson, Director

RE: Lot Line Adjustment #2021-003, Leslie/St. Jacques

Project Description

LOT LINE ADJUSTMENT #2021-003, Leslie/St. Jacques. The applicant is proposing a lot line adjustment between two legal parcels that together total approximately 7.63 acres. "Parcel C-4-D" (Leslie) is currently 1.63 acres in size, and "Parcel D-2" (St. Jacques) is currently 6 acres in size. If approved, Parcel C-4-D would become approximately 3.63 acres in size and Parcel D-2 would become approximately 4 acres in size. The subject parcels are zoned M-1 (Light Industrial District) and are designated "Industrial Park" by the *Lassen County General Plan, 2000*, as amended by the *Johnstonville Area Plan, 1987*. The proposed project is exempt from the California Environmental Quality Act (CEQA) under Section 15305 of the CEQA Guidelines. The subject parcels are located approximately 4.5 miles southeast of Susanville, off Johnstonville Drive, less than 500 yards east of Highway 395. Parcel C-4-D: APN 116-190-12. Parcel D-2: APN 116-190-20. 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 is proposing a lot line adjustment between two parcels that together total approximately 7.63 acres.
2. "Parcel C-4-D" is currently 1.63 acres in size, and "Parcel D-2" is currently 6 acres in size.
3. If approved, Parcel C-4-D would become approximately 3.63 acres in size and Parcel D-2 would become approximately 4 acres in size.
4. The subject parcels are zoned M-1 (Light Industrial District) and are designated "Industrial Park" by the *Lassen County General Plan, 2000*, as amended by the *Johnstonville Area Plan, 1987*.
5. According to the applicants, improvements on Parcel C-4-D include a residence, septic system and well, and improvements on Parcel D-2 include two residences, two septic systems and a well. Several outbuildings are also present on both subject parcels.

6. If the proposed parcel configuration is approved, all wells and septic systems will remain on the same parcel as their respective residences. The proposed parcels will continue to meet the area requirements for well and septic found in Lassen County Code Section 12.12.020 and Section 18.102.050.
7. 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."
8. Lassen County Code Section 18.42.010 states the intent of the M-1 district as follows:

"The M-1 district is intended to establish areas where light manufacturing and the less abrasive industrial activities may take place, particularly where heavy industry may not be appropriate. To provide for maximum harmony within the community, M-1 district uses shall be designed and constructed to occur within confined areas. These provisions, in combination with standards and special provisions, are designed to accommodate circulation, fire safety, access, hazards, and other considerations relevant to the health, safety and general welfare of the community. (Ord. 467 § 56, 1984)."
9. The residential uses established on the subject parcels predate the M-1 zoning, for which an ordinance was adopted in May of 1988. The subject parcels were previously zoned A-1 (General Agricultural District).
10. All existing residences on the subject parcels are considered lawfully established, nonconforming.
11. If the proposed parcel configuration is approved, all existing structures will continue to meet the required setbacks of the M-1 zoning district, found in Lassen County Code Section 18.42.050.
12. Lassen County Code Section 18.42.050 outlines development standards for the M-1 district and identifies a minimum lot size of 14,000 square feet. If the proposed parcel configuration is approved, both resultant parcels will exceed the minimum lot size.
13. The Department of Planning and Building Services finds that the proposed lot line adjustment is consistent with the zoning standards set forth in Title 18 of the Lassen County Code.

14. The *Johnstonville Area Plan, 1987*, describes the “Industrial Park” land use designation as follows:

Industrial Park

“Designates area for limited industrial uses to be designed and layed-out as a planned development with on-site services”

15. The residential uses established on the subject parcels predate the Industrial Park land use, designated by the *Johnstonville Area Plan, 1987*.
16. The Department of Planning and Building Services finds that the proposed lot line adjustment is consistent with the *Lassen County General Plan, 2000*, and the *Johnstonville Area Plan, 1987*.
17. The Technical Advisory Committee shall approve, conditionally approve, or disapprove this lot line adjustment application pursuant to Lassen County Code Section 16.12.040.
18. The proposed project is exempt from the California Environmental Quality Act (CEQA) under Section 15305 of the CEQA Guidelines.

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



County of Lassen

Department of Planning and Building Services

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May 17, 2021

 **DRAFT**

Maurice L. Anderson, *Director*

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Zoning & Building

Inspection Requests

Phone: 530 257-5263

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

FROM: Don Willis, Lassen County Surveyor

RE: Lot Line Adjustment No. 2021-003 – David and Karen Leslie / Thomas St.
Jacques.
Assessor's Parcel Numbers: 116-190-12 and 116-190-20.

LASSEN COUNTY SURVEYOR FINDS AS FOLLOWS:

1. The application and tentative map submitted for Lot Line Adjustment No. 2021-003 show two legal parcels involved in the proposed boundary line adjustment. These parcels are represented by Assessor's Parcel Numbers 116-190-12 and 116-190-20. The subject lands are located within a portion of Section 13, 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 116-190-12 is currently vested in David C. Leslie and Karen L. Leslie, husband and wife as joint tenants, per a Grant Deed that was recorded on May 1, 2001 as Document No. 2001-02760 of the Official Records of Lassen County. The legal description within this document describes the property as Parcel C-4-D of a "Parcel Map for Steve Eckert", as the same was filed on June 18, 1974 in Book 10 of Maps, Page 41, of the Official Records of Lassen County.
3. Title to the lands represented by Assessor's Parcel Number 116-190-20 is currently vested in Thomas R. St. Jacques, an unmarried man, per an Interspousal Transfer Deed that was recorded on March 30, 2017 as Document No. 2017-01241 of the Official Records of Lassen County. The legal description within this document describes the property as Parcel D-2 of a "Parcel Map for Barry Garrabrant", as the same was filed on June 27, 1974 in Book 10 of Maps, Page 47, of the Official Records of Lassen County.
4. The underlying legal parcel for the lands represented by Assessor's Parcel Number 116-190-12 (Leslie) was created by said "Parcel Map for Steve Eckert" (10 Maps 41) which was approved by the Lassen County Board of Supervisors on June 18, 1974. Therefore, 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 116-190-20 (St. Jacques) was created by said "Parcel Map for Barry Garrabrant" (10 Maps 47) which was approved by the Lassen County Board of Supervisors on June 25, 1974. 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. 2021-003 indicates that the easterly 233 feet of Parcel D-2 (St. Jacques) is to be conveyed to David and Karen Leslie if the proposed adjustment were approved. This is an area that is 2.00 acres in size and would cause the size of the parcel represented by Assessor's Parcel Number 116-190-12 (Leslie) to increase from 1.63 acres to 3.63 acres. It would correspondingly cause the size of the parcel represented by Assessor's Parcel Number 116-190-20 (St. Jacques) to decrease from 6.00 acres to 4.00 acres.
7. Access to both subject parcels is provided by Clary Drive which is a privately maintained road that is not in the County maintained road system. Access to the lands represented by Assessor's Parcel Number 116-190-20 (St. Jacques) is also provided by Johnstonville Drive, which is also a privately maintained road this is not in the County maintained road system. Both of these roadways are within 60 feet wide easements as shown on the record parcel maps that were described in Findings Item Numbers Two and Three above.
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. 2021-003 (DAVID AND KAREN LESLIE / THOMAS
ST. JACQUES):**

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. 2021-003.
2. The adjustment of the boundary lines shall be completed as shown on the tentative map submitted for Lot Line Adjustment No. 2021-003.
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 David C. Leslie and Karen L. Leslie, husband and wife as joint tenants, and by Thomas R. St. Jacques, an unmarried man, 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.

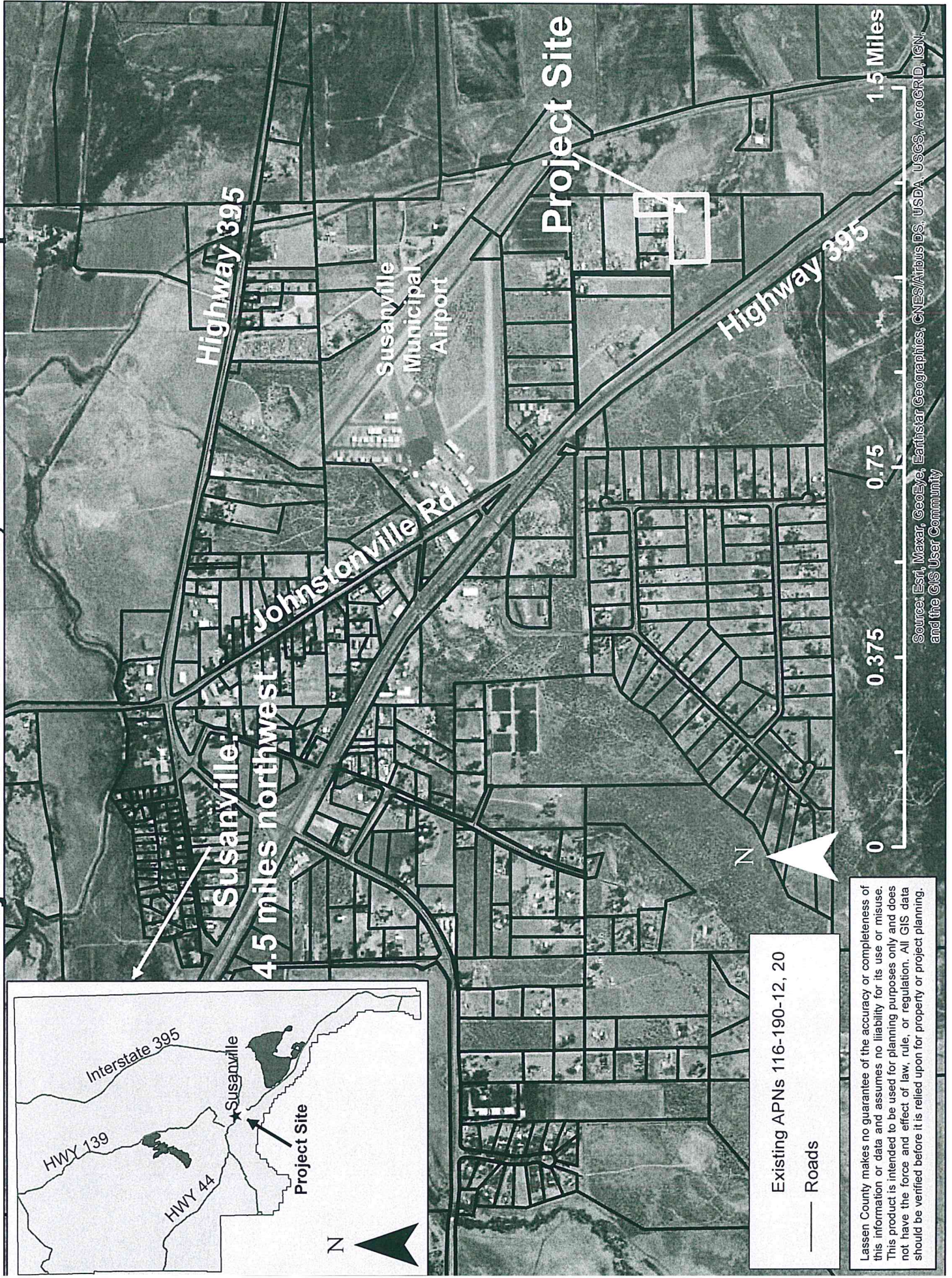
4. All executed deeds required to effect the lot line adjustment shall be recorded concurrently with the Certificate of Lot Line Adjustment if parcels being adjusted are owned by different entities. These deeds should reference Lot Line Adjustment No. 2021-003 and a Preliminary Change of Ownership Report 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. 2021-003, 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. 2021-003, 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,

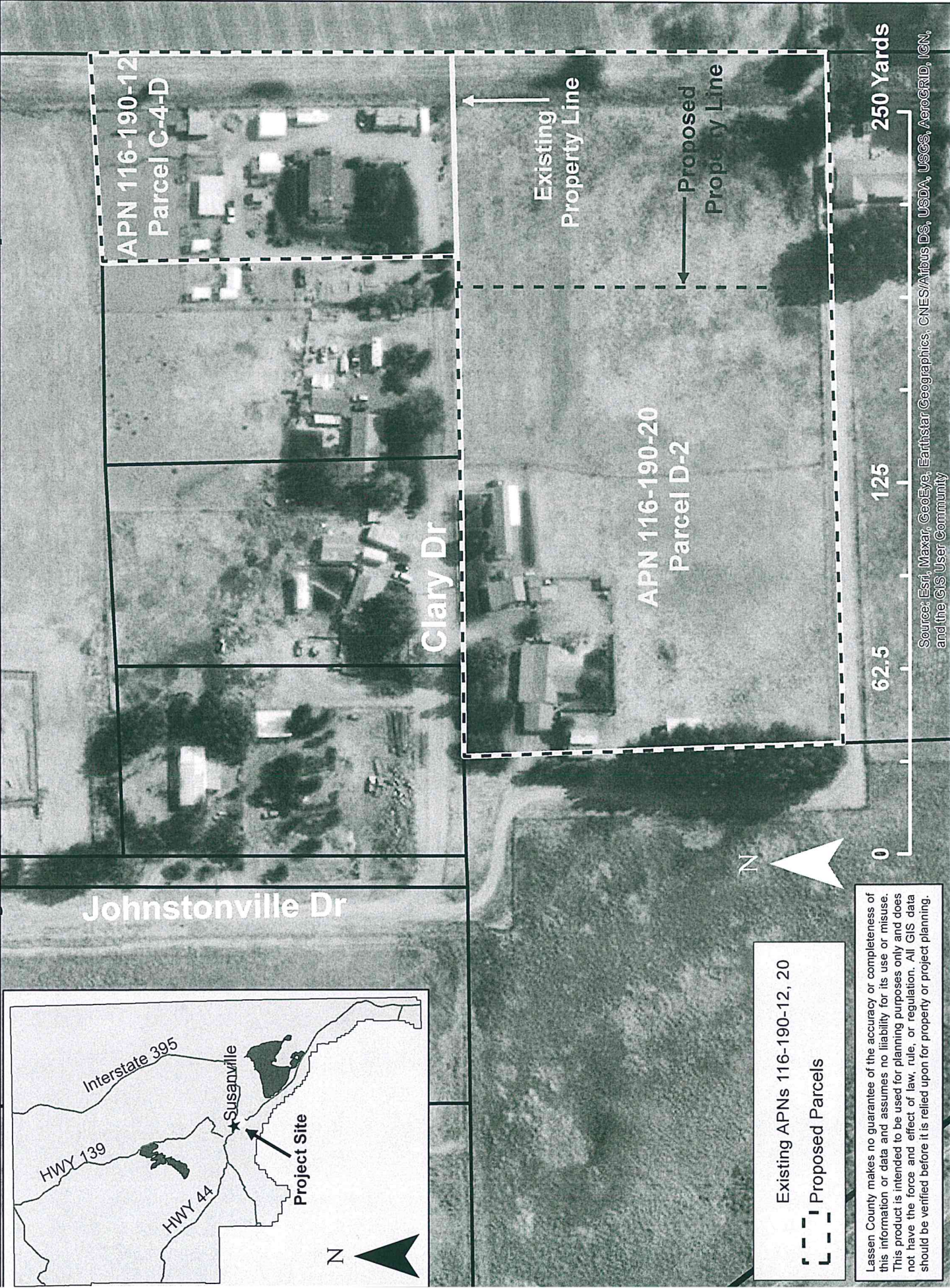
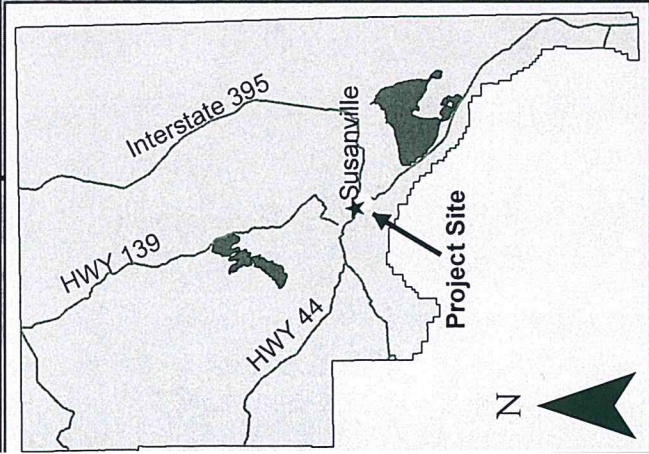


Don Willis, L.S. 7742
Lassen County Surveyor

Lot Line Adjustment #2021-003, Leslie/St. Jacques



Lot Line Adjustment #2021-003, Leslie/St. Jacques



Existing APNs 116-190-12, 20

 Proposed Parcels

Lassen County makes no guarantee of the accuracy or completeness of this information or data and assumes no liability for its use or misuse. This product is intended to be used for planning purposes only and does not have the force and effect of law, rule, or regulation. All GIS data should be verified before it is relied upon for property or project planning.

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



LOT LINE/MERGER APPLICATION

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

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. LLA2021-003

Property Owner/s	Property Owner/s
Name: <u>THOMAS R. ST JACQUES</u>	Name: <u>DAVID LESLIE</u>
Mailing Address: <u>471-290 JOHNSTONVILLE DRIVE</u>	Mailing Address: <u>471-300 Johnstonville Rd</u>
City, ST, Zip: <u>SUSANVILLE CA 96130</u>	City, ST, Zip: <u>Susanville CA 96130</u>
Telephone: <u>(530) 310-6787</u> Fax:	Telephone: <u>530 310 1331</u> Fax:
Email: <u>TomSTJACQUES@GMAIL.COM</u>	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:
Mailing Address:	Mailing Address:
City, ST, Zip:	City, ST, Zip:
Telephone: Fax:	Telephone: Fax:
Email:	License #:

Project Address or Specific Location:			
Deed Reference: Book: <u>10</u> Page: <u>40</u>	Year: <u>1974</u>	Doc#:	
Zoning: <u>LIGHT INDUSTRIAL M-1</u>	General Plan Designation:		
Parcel Size (acreage): <u>6.0 AC</u>	Section:	Township:	Range:

Assessor's Parcel Number(s):	<u>116-190-20</u>	<u>116-190-20</u>	-	-
-	<u>116-190-20</u>	-	-	-

Parcel	Size before adjustment (sq. ft. or acres)	Size after adjustment (sq. ft. or acres)
A	<u>6. ACRES / 1.63 acres</u>	<u>4. ACRES each approx.</u>
B		
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>Thomas R. St Jacques</u>	Date: <u>4-26-21</u>	<u>David Leslie</u>	Date: <u>4-27-21</u>
	Date:		Date:

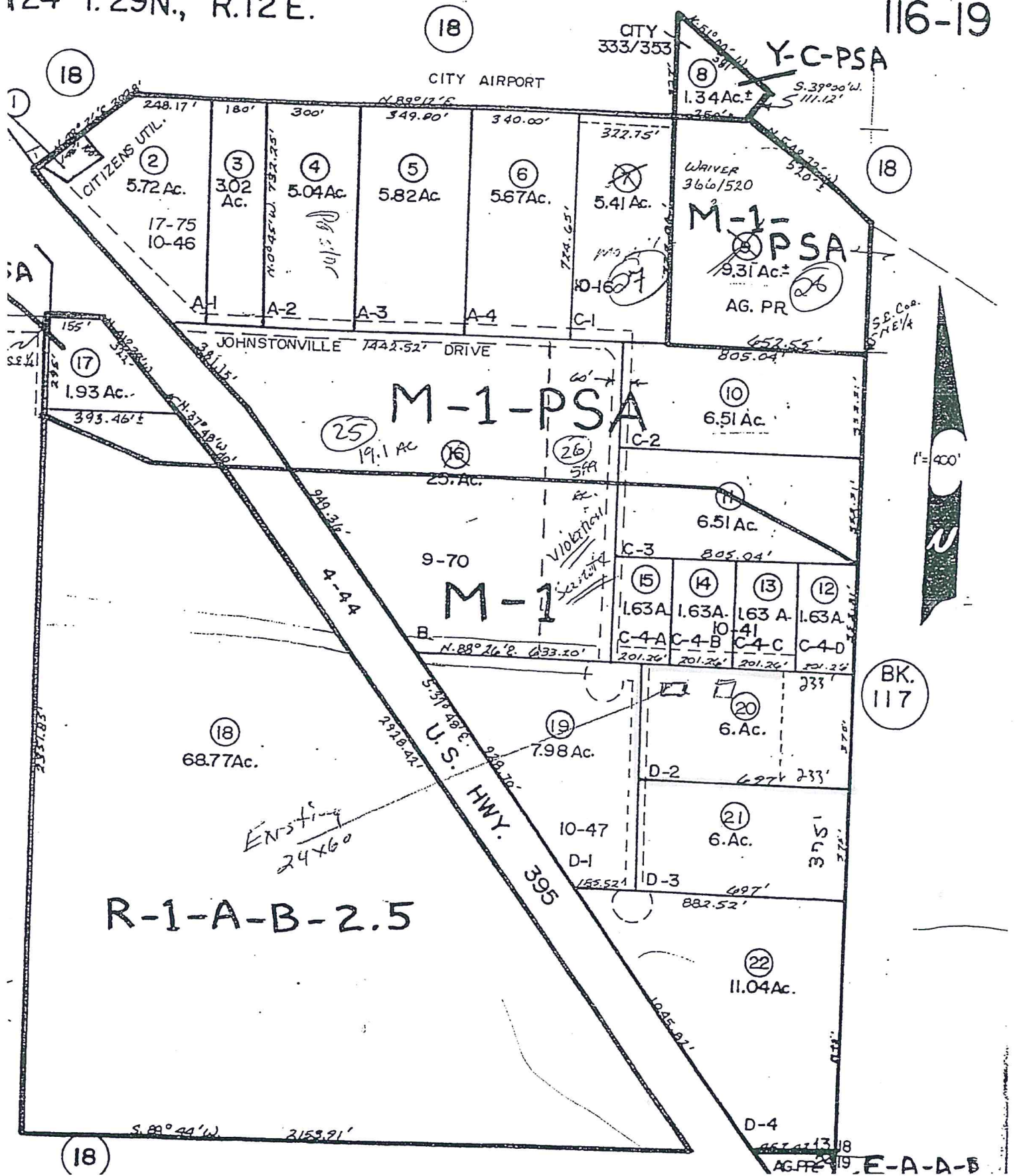
See associated process form for required attachments and instructions.

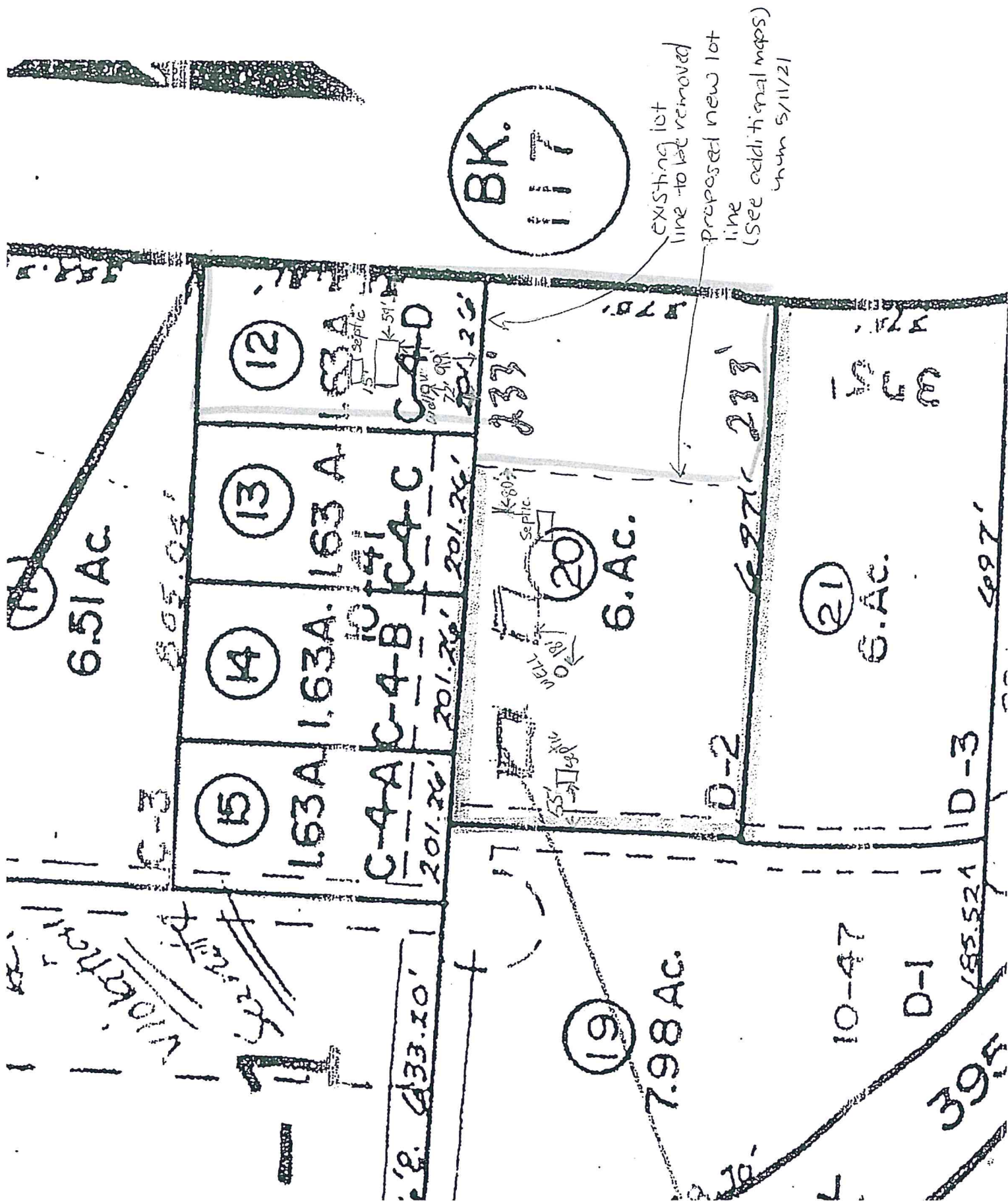
THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LASSEN, AND IS DESCRIBED AS FOLLOWS:

PARCEL "D-2", AS SHOWN ON THAT CERTAIN MAP ENTITLED, "PARCEL MAP FOR BARRY GARRABRANT", FILED JUNE 27, 1974, IN THE OFFICE OF THE COUNTY RECORDER, LASSEN COUNTY, CALIFORNIA, IN BOOK 10 OF MAPS, AT PAGE 47.

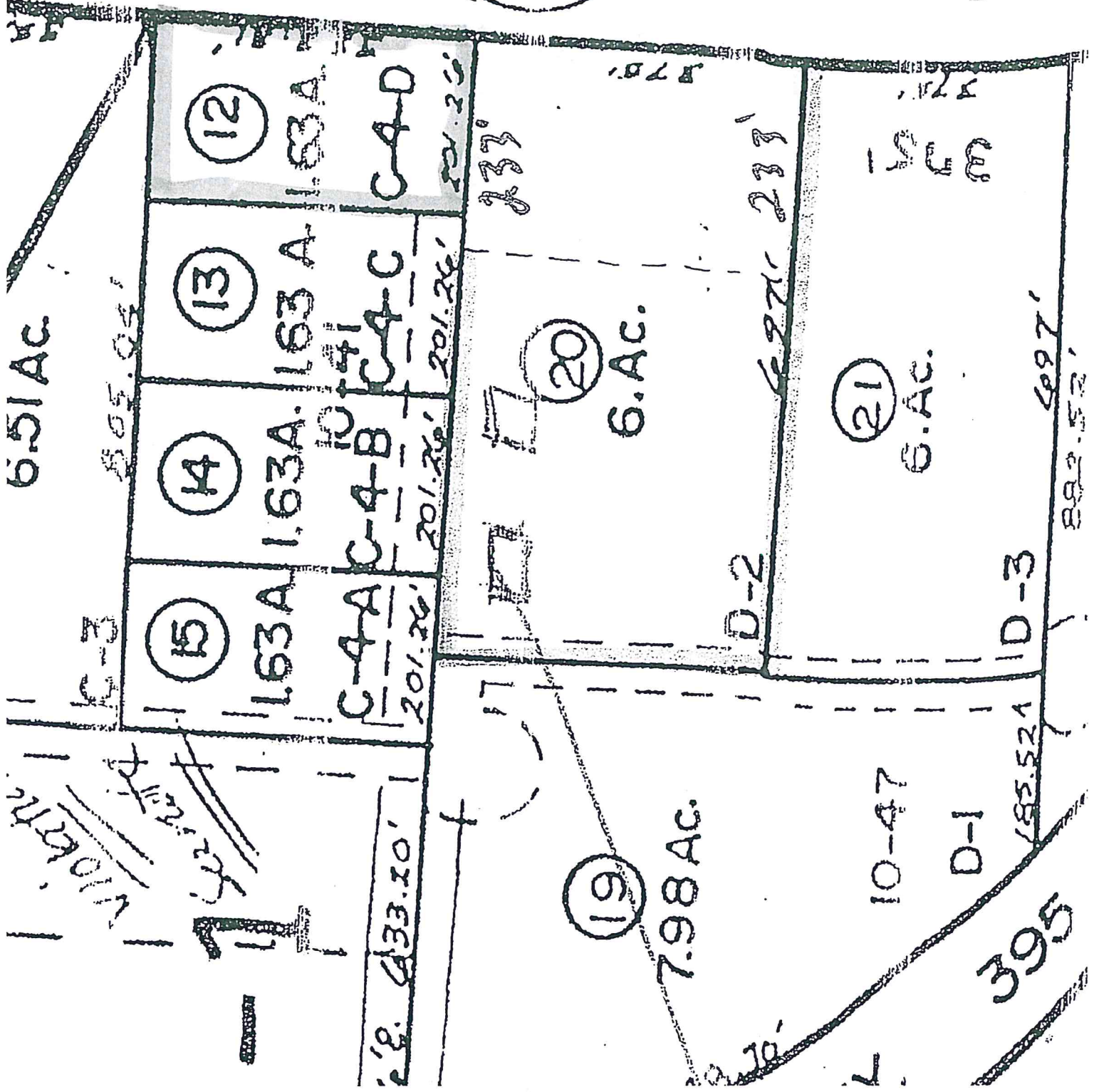
A.P.N. 116-190-20

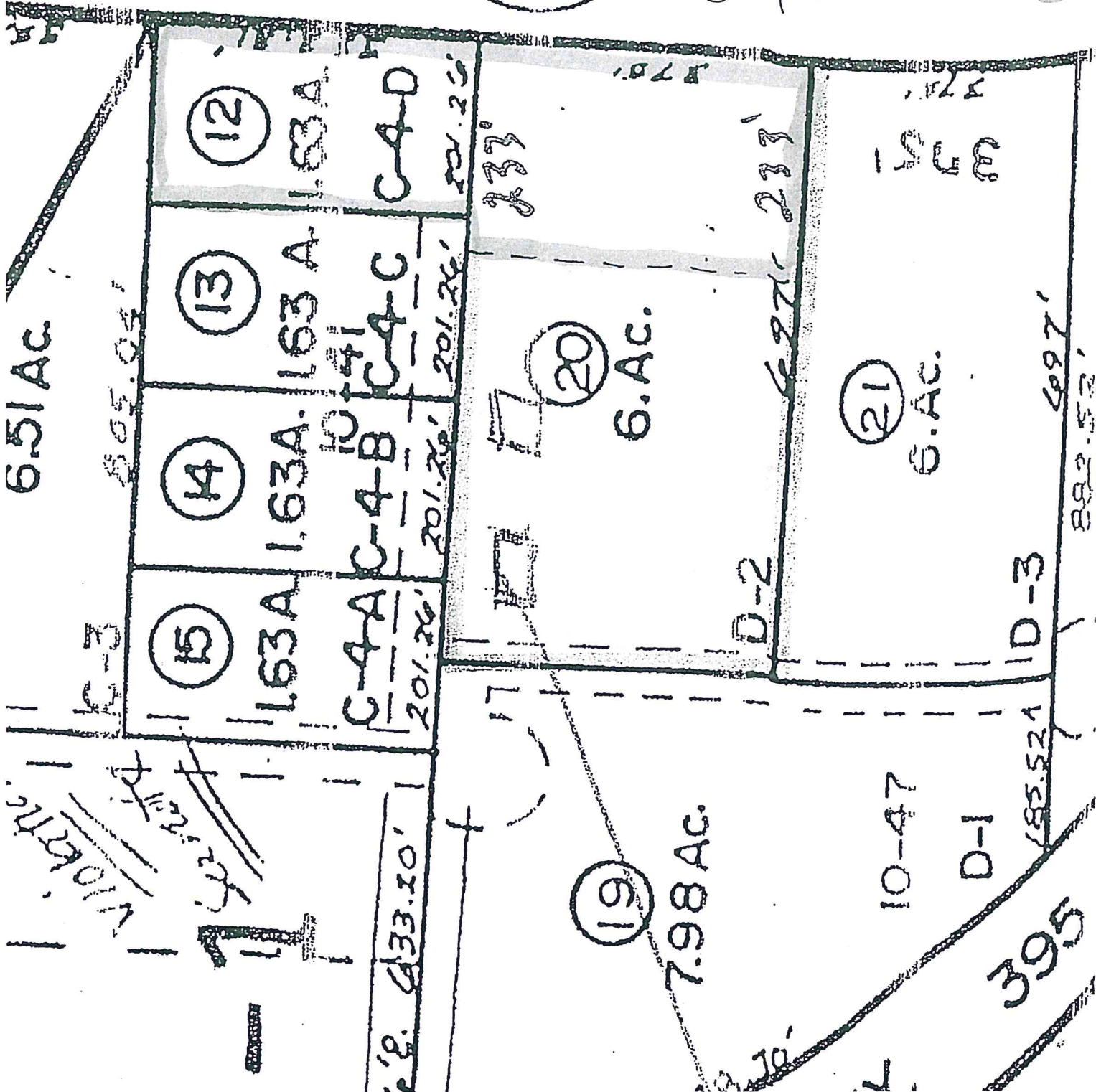
116-19





DAVE LESLIE





6.51 Ac

15

14

13

12

19

20

21

10-47

D-1

D-2

D-3

7.98 Ac.

6. Ac.

6. Ac.

1.63A 1.63A 1.63A

C-4A C-4-B C-4-C C-4-D

201.36' 201.36' 201.36' 201.36'

233'

627' 233'

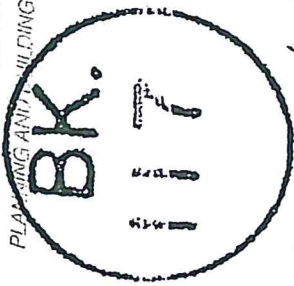
697' 882.52'

395

RECEIVED

MAY 11 2021

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES



Proposed line
adjustment

Tom St Jacques

DAVE LESLIE