



County of Lassen

Department of Planning and Building Services

• Planning

• Building Permits

• Code Enforcement

• Surveyor

• Surface Mining

August 20, 2021

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: September 2, 2021

Zoning & Building

Inspection Requests

Phone: 530 257-5263

FROM: Maurice Anderson, Director

RE: Lot Line Adjustment #2021-005, Sierra Pacific Land and Timber Company

Project Description

LOT LINE ADJUSTMENT #2021-005, Sierra Pacific Land and Timber Company. The applicant is proposing a lot line adjustment between two legal parcels, under the same ownership, that together total approximately 314.3 acres. "Parcel A" (eastern existing parcel) is currently 160 acres, and "Parcel B" (western existing parcel) is currently 154.3 acres. If approved, Parcel A would become approximately 84 acres and Parcel B would become approximately 230.3 acres. The subject parcels are both currently split zoned O-C-B (Public Campground/Boating/Beach District) and R-S (Resort District) and are both designated "Developed Campsites," "Potential Commercial," and "Institutional Use" by the *Lassen County General Plan, 2000*, as amended by the *Eagle Lake Area Plan, 1982*. 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 16 miles northwest of Susanville via Highway 36 and Eagle Lake Road, at the intersection of Eagle Lake and Gallatin Roads. APNs 089-090-018, 020, 021, and 027. 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 314.3 acres.
2. "Parcel A" (eastern existing parcel) is currently 160 acres, and "Parcel B" (western existing parcel) is currently 154.3 acres.
3. If approved, Parcel A would become approximately 84 acres and Parcel B would become approximately 230.3 acres.
4. The subject parcels are both currently split zoned O-C-B (Public Campground/Boating/Beach District) and R-S (Resort District) and are both designated "Developed Campsites," "Potential Commercial," and "Institutional Use" by the *Lassen County General Plan, 2000*, as amended by the *Eagle Lake Area Plan, 1982*.
5. If approved, proposed Parcel A would remain split zoned R-S (Resort District) and O-C-B (Public Campground/Boating/Beach District) and proposed Parcel B would be zoned O-C-B.

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 18.54.010 states the intent of the R-S district as follows:

“The R-S district is intended to be applied to lands of established resort and tourism oriented development, and to lands which possess unique resources and potential for the development of such uses.”

Lassen County Code Section 18.56.010 states the intent of the O-C-B district as follows:

“The purposes of the O-C-B district are to safeguard the public interest in recreational beach areas of the county and protect the environmental quality of this limited resource by restricting activity and development and by prohibiting incompatible or deleterious uses.”

8. Lassen County Code Chapters 18.54 *Resort District* and 18.56 *Public Campground/Boating/Beach District* do not identify minimum lot sizes for their respective zoning districts.
9. According to the applicant, existing Parcel A (on a portion of APN 089-090-018) is improved with a house and existing Parcel B is improved with a cabin. If the proposed parcel configuration is approved, the existing improvements will both be located on proposed parcel A and will continue to meet the requirements of the R-S zoning district, found in Lassen County Code Section 18.69.050, and the yard requirements, found in Lassen County Code Section 18.102.060.
10. 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.
11. 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 *Eagle Lake Area Plan, 1982*.
12. The Technical Advisory Committee shall approve, conditionally approve, or disapprove this lot line adjustment application pursuant to Lassen County Code Section 16.12.040.
13. 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

S:\PLA\Planning\2021\LLA #2021-005, SPI



County of Lassen
Department of Planning and Building Services

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

August 17, 2021

A red stamp with the word "DRAFT" in a bold, sans-serif font, preceded by a small icon of a document with a red 'X'.

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: September 2, 2021

FROM: Don Willis, Lassen County Surveyor

RE: Lot Line Adjustment No. 2021-005 – Sierra Pacific Land and Timber Company.
Assessor's Parcel Numbers: 089-090-018, 089-090-020, 089-090-021 and
089-090-027.

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. 2021-005 show two legal parcels involved in the proposed boundary line adjustment which are represented by four Assessor's Parcel Numbers. These Assessor's Parcel Numbers are 089-090-018, 089-090-020, 089-090-021 and 089-090-027.
2. The subject lands are located within the South one-half of Section 13, Township 31 North, Range 10 East, Mount Diablo Base and Meridian, within the Eagle Lake area of Lassen County, California.
3. Title to the subject lands is held by Sierra Pacific Land and Timber Company, a California Corporation, per a *Correctory Grant Deed* recorded on February 21, 2020 as Document No. 2020-00682 of the Official Records of Lassen County. The legal descriptions within this document describe the subject property as the Southeast one-quarter (SE1/4) and the Southwest one-quarter (SW1/4) of said Section 13. An exception is also described for certain lands within the Southeast one-quarter of said Southwest one-quarter for a State of California parcel which was deeded from Fruit Growers Supply Company by Gift Deed recorded on April 4, 1969 in Book 227, Page 503, of the Official Records of Lassen County. A Cal Fire fire station is located on this parcel, which is known as Assessor's Parcel Number 089-090-028, and this parcel is *not* a part of the proposed adjustment.
4. There are two underlying legal parcels present as evidenced by two Certificates of Compliance that have been recorded for the parcels described in Findings Item Number Three above. The first Certificate of Compliance (No. 14-2008) was issued for the Southeast one-quarter of said Section 13 and was recorded on October 31, 2008 as Document No. 2008-06716 of the Official Records of Lassen County. The issuance of this document was based on a Patent that was issued by the U.S. Government for the Southeast one-quarter of said Section 13, as the same is recorded in Book C of Patents, Page 757, of the Official Records of Lassen County. The second Certificate of Compliance (No. 15-2008) was issued for the Southwest one-quarter of said Section 13, excepting therefrom the lands conveyed by Fruit Growers Supply Company to the State of California for a fire station as described in Findings Item Number Three above,

and was recorded on October 31, 2008 as Document No. 2008-06717 of the Official Records of Lassen County. The issuance of this document was based on a Patent that was issued by the U.S. Government for the Southwest one-quarter of said Section 13, as the same is recorded in Book E of Patents, Page 537, of the Official Records of Lassen County.

5. The proposed adjustment will not create any additional parcels and utilizes existing underlying legal parcels that were created in compliance with the provisions of the Subdivision Map Act and local ordinances.
6. The tentative map submitted for Lot Line Adjustment No. 2021-005 shows that the existing boundary line between the Southeast one-quarter and the Southwest one-quarter of said Section 13 is to be removed and is to be reconfigured to utilize the centerlines of Eagle Lake Road, County Road No. 201, and Gallatin Road, County Road No. 231, as new boundary lines. This would cause the acreage of the new parcels to be approximately 84 acres and 230.3 acres as shown on the tentative map that was submitted. The Southeast one-quarter is approximately 160 acres in size and the Southwest one-quarter is approximately 154.3 acres in size as shown on the tentative map.
7. The existing parcels are bisected by Eagle Lake Road, County Road No. 201, and by Gallatin Road, County Road No. 231, both of which are in the County maintained road system. The proposed parcels would utilize the centerlines of these roads as new boundary lines, thereby still providing legal access to both parcels.
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. 2021-005 (SIERRA PACIFIC LAND AND TIMBER COMPANY):

1. The applicant shall provide a current preliminary title report for the two existing legal parcels (represented by four Assessor's Parcel Numbers) as shown on the tentative map and listed on the application submitted for Lot Line Adjustment No. 2021-005.
2. The adjustment of the boundary lines shall be completed as shown on the tentative map submitted for Lot Line Adjustment No. 2021-005.
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 an authorized representative of Sierra Pacific Land and Timber Company, a California Corporation, as record owner 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.

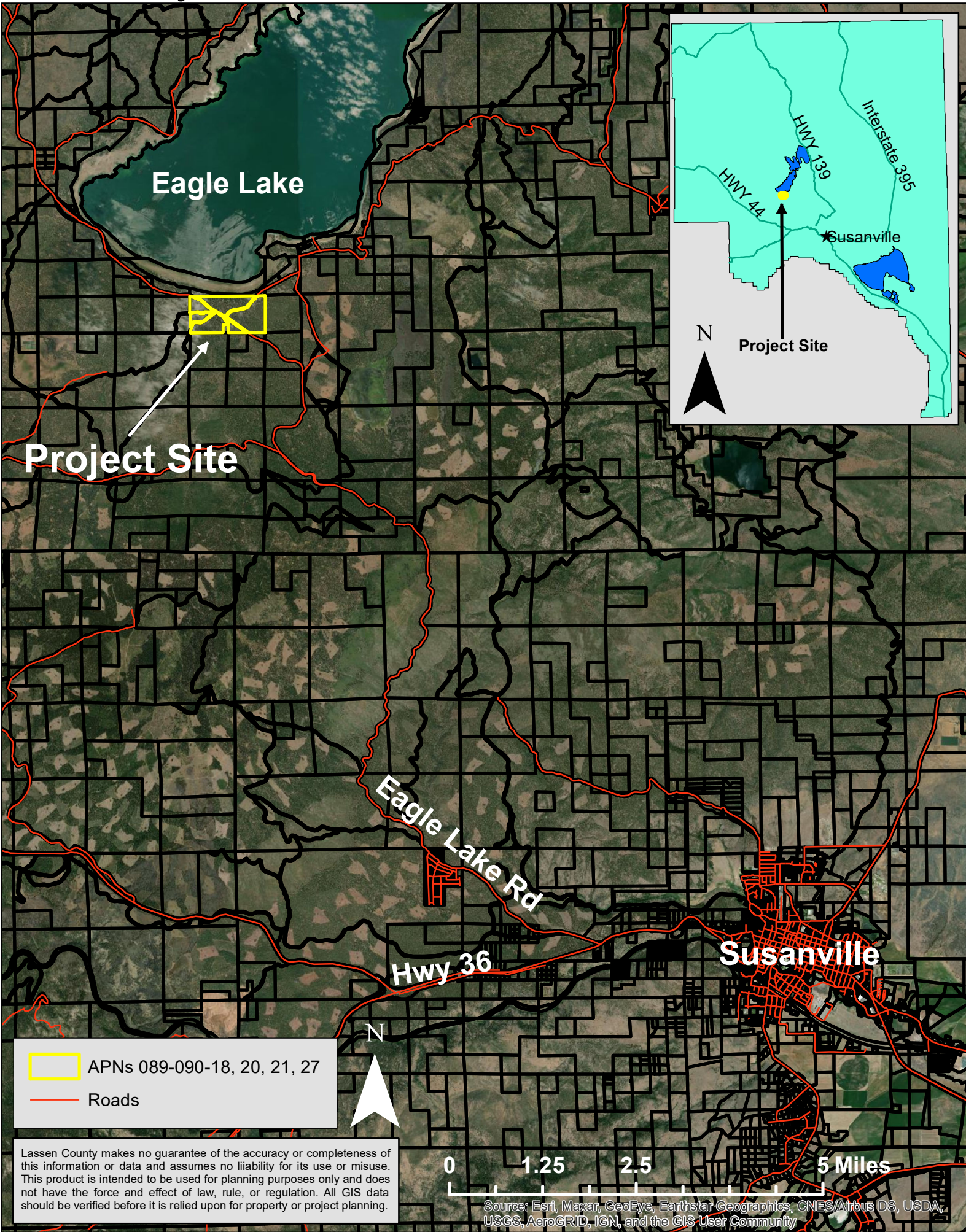
4. All executed deeds required to effect the lot line adjustment shall be recorded concurrently with the Certificate of Lot Line Adjustment if parcels being adjusted are owned by different entities. These deeds should reference Lot Line Adjustment No. 2021-005 and a Preliminary Change of Ownership Report 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. 2021-005, 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. 2021-005, 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

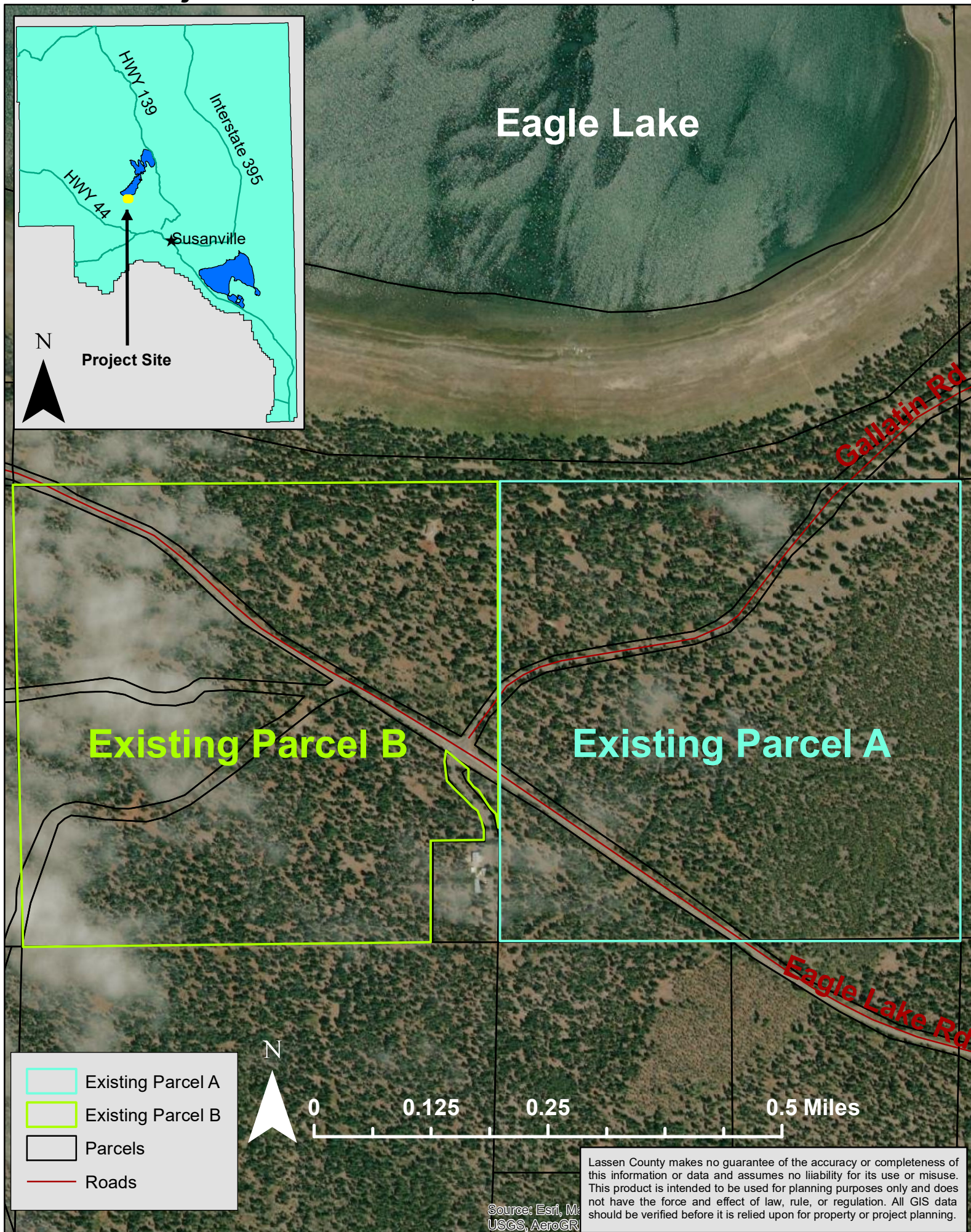
Lot Line Adjustment #2021-005, Sierra Pacific Land & Timber Co.



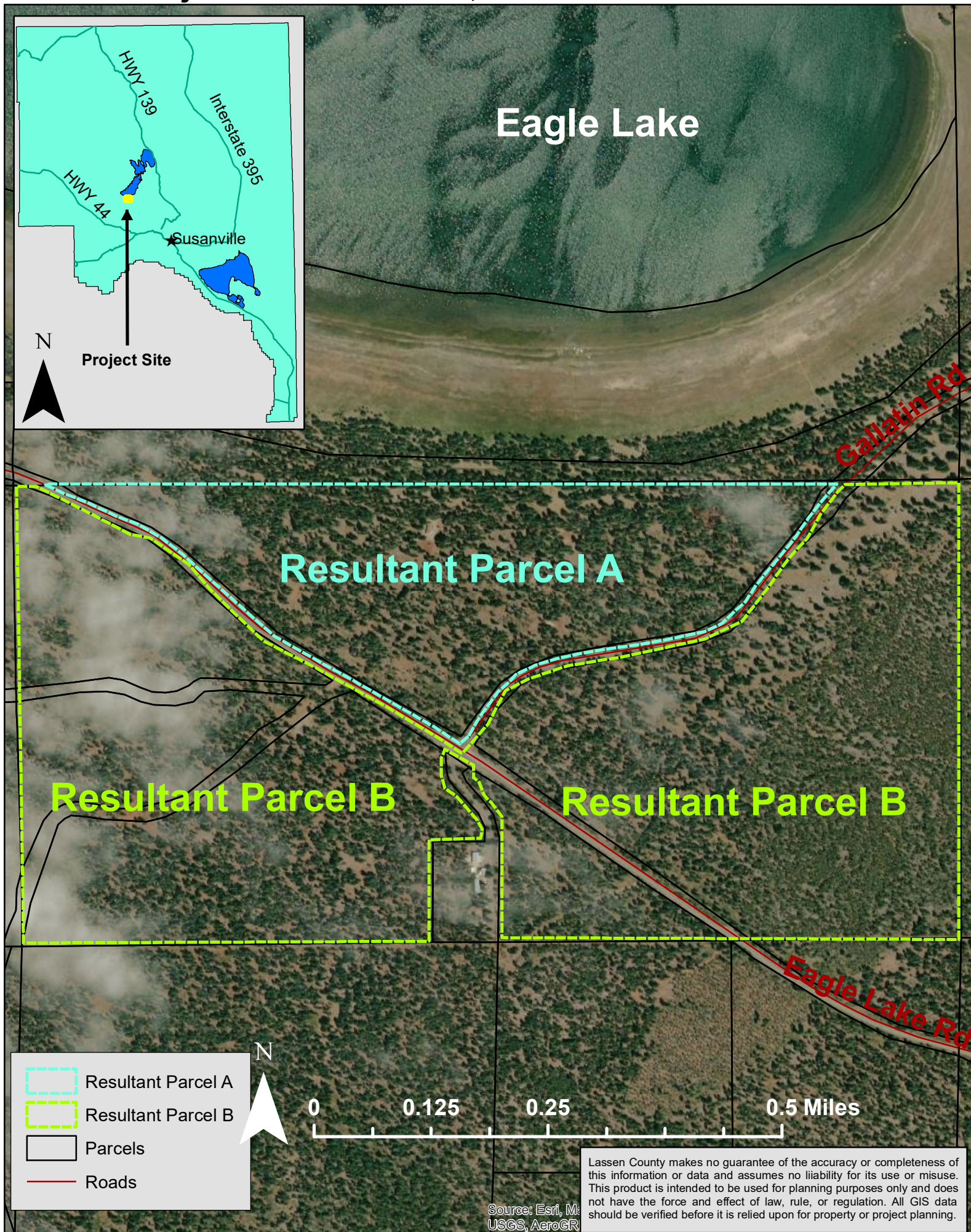
Lassen County makes no guarantee of the accuracy or completeness of this information or data and assumes no liability for its use or misuse. This product is intended to be used for planning purposes only and does not have the force and effect of law, rule, or regulation. All GIS data should be verified 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 Adjustment #2021-005, Sierra Pacific Land & Timber Co.



Lot Line Adjustment #2021-005, Sierra Pacific Land & Timber Co.





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

RECEIVED

JUL 16 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. LL 2021-005

Property Owner/s	Property Owner/s
Name: SIERRA PACIFIC LAND & TIMBER CO.	Name:
Mailing Address: PO BOX 496014	Mailing Address:
City, ST, Zip: REDDING, CA 96049	City, ST, Zip:
Telephone: (530) 378-8149 Fax:	Telephone: Fax:
Email: GBlanc@spi-ind.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
Mailing Address:	Mailing Address: 1495 RIVERSIDE DR
City, ST, Zip:	City, ST, Zip: SUSANVILLE, CA 96130
Telephone: Fax:	Telephone: (530) 257-5173 Fax:
Email:	Email: nst@frontiernet.net License #: 4647

Project Address or Specific Location:			
Deed Reference: Book:	Page:	Year: 2008	Doc#: 2008-6716, 6717
Zoning: <u>R5 & O.C.-B</u>	General Plan Designation: <u>Potential commercial, Developed Campsite & high seismic</u>		
Parcel Size (acreage): 3200 AC	Section: 13	Township: 31	Range: 10

Assessor's Parcel Number(s):	089 - 090 - 018	089 - 090 - 020	089 - 090 - 021
	089 - 090 - 027	- -	- -

Parcel	Size before adjustment (sq. ft. or acres)	Size after adjustment (sq. ft. or acres)
A	160 AC	84 AC
B	154.3 AC	230.3 AC
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).
Date:	<u>GBlanc</u> Date: <u>7.12.21</u>
Date:	Date:

See associated process form for required attachments and instructions.

