



County of Lassen  
Department of Planning and Building Services

• Planning

• Building Permits

• Code Enforcement

• Surveyor

• Surface Mining

September 2, 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

**DRAFT**

Zoning & Building  
Inspection Requests  
Phone: 530 257-5263

FROM: Maurice Anderson, Director

RE: LOT LINE ADJUSTMENT #2021-008, Gould, Technical Advisory Meeting Findings and Conditions.

**LOT LINE ADJUSTMENT #2021-008, Gould.** The applicant is proposing a lot line adjustment between two legal parcels that together total approximately 69.5 acres. "Parcel A" is currently .25 acres, and "Parcel B" is currently 69.26 acres. If the Lot Line Adjustment were approved, Parcel A would be approximately 4 acres, and Parcel B would be approximately 65.26 acres. Both Parcels are Zoned A-1 (Agricultural District), and are designated "Town Center" by the *Lassen County General Plan, 2000*. The subject parcels are located off of Highway 299, approximately one-quarter of a mile northeast of the intersection of Highway 299 and Rosevelt Rd.; APNs 001-270-080 and 001-313-001. Staff Contact: Nancy McAllister, Associate Planner

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

1. The property owner has submitted a lot line adjustment application proposing an adjustment of approximately 4 acres between two legal parcels totaling 69.5 acres. Before the lot line adjustment, Parcel A is approximately .25 acres, and Parcel B is 69.26 acres. If the lot line adjustment were approved, Resultant Parcel A would be 4 acres and Resultant Parcel B would be 65.26 acres.
2. The Lassen County Surveyor has indicated that both parcels were created legally.
3. Both Parcels are zoned A-1 (General Agriculture District) and have a land use designation of "Town Center" pursuant to the *Lassen County General Plan, 2000*
4. There is no minimum acreage requirement for parcels with an A-1 zoning designation.
5. In their current configuration both parcels are improved; Parcel A has a large fuel tank covered by a freestanding roof, and Parcel B has 4 large industrial/commercial metal buildings, and a water tower. If approved Parcel A will have large the fuel tank covered by a freestanding roof, and the 4 large industrial/commercial metal buildings, and Parcel B will have the water tower.
6. Both parcels in their existing and proposed configurations are within a FEMA designated floodplain.

7. The proposed lot line adjustment is exempt from the provisions of the Subdivision Map Act pursuant to Section 66412(d) of the Government Code.
8. The Technical Advisory Committee shall approve, conditionally approve, or disapprove this lot line adjustment application pursuant to Lassen County Code Section 16.12.040.
9. 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:**

None.

MLA:mm



County of Lassen  
Department of Planning and Building Services

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

August 18, 2021

**DRAFT**

Maurice L. Anderson, Director  
707 Nevada Street, Suite 5  
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Phone: 530 251-8269  
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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. 2021-008 – The Gould Family Trust.  
Assessor's Parcel Numbers: 001-270-080 and 001-313-001.

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. 2021-008 show two parcels involved in the proposed boundary line adjustment. These parcels are represented by Assessor's Parcel Numbers are 001-270-080 and 001-313-001 and are located within portions of Sections 28 and 33, Township 38 North, Range 7 East, Mount Diablo Base and Meridian, within the community of Nubieber in Lassen County, California.
2. Title to the lands represented by Assessor's Parcel Number 001-270-080 is held by Delbert E. Gould and Mazella L. Gould, as Trustees of The Gould Family Trust, dated December 6, 2005, as community property, per a Grant Deed recorded on March 31, 2006 as Document No. 2006-02963 of the Official Records of Lassen County. The legal description within this document describes a parcel as portions of aliquot parcels that are located within said Sections 28 and 33 which lie southwesterly of the Burlington Northern Railroad Company's main track and which lie southeasterly of the southeasterly right-of-way line of the Redding-Alturas State Highway (Highway 299).
3. Title to the lands represented by Assessor's Parcel Number 001-313-001 is held by Delbert E. Gould and Mazella L. Gould, as Trustees of The Gould Family Trust, dated December 6, 2005, as community property, per a Grant Deed recorded on March 31, 2006 as Document No. 2006-02962 of the Official Records of Lassen County. The legal description within this document describes the parcel as Lot 1 in Block 21 of Big Valley City Unit No. 1, as the same was filed on May 14, 1931 in Book 2 of Maps, Page 1, of the Official Records of Lassen County.
4. The underlying legal parcel for the lands represented by Assessor's Parcel Number 001-270-080 was created by Lot Line Adjustment No. 920032 which was approved by the Lassen County Technical Advisory Committee on September 15, 1992. A *Consent of Record Owners for Lot Line Adjustment* was recorded on October 26, 1992 in Book 564, Page 508, of the Official Records of Lassen County. Therefore, this parcel was created in accordance with the provisions of the Subdivision Map Act and local ordinances.
5. Resultant Parcel Two within the previously described *Consent of Record Owners for Lot Line Adjustment* document describes the subject lands that are represented by said Assessor's Parcel Number 001-270-080. Several discrepancies were discovered between the legal description



within this document and the legal description within the vesting deed which was described in Findings Item Number Two (Document No. 2006-02963). The legal description for the vesting deed describes the northerly boundary of the parcel as lying "*Southeasterly of the Southeasterly right-of-way line of Redding-Alturas State Highway*" whereas the legal description from the Lot Line Adjustment describes a parcel within a portion of the "*E1/2 of the SW1/4 of Section 28...Excepting Therefrom that portion lying within the right-of-way lines of California State Highway No. 299.*" This would cause a small portion of land within said E1/2 of the SW1/4, which lies northerly of the highway, to be included as part of the Gould ownership however the vesting deed appears not to follow the Lot Line Adjustment that was recorded in 1992. This is further demonstrated on a Record of Survey that was filed on April 29, 1993 in Book 30 of Maps, Pages 88-89, of the Official Records of Lassen County. This survey was completed to show the various parcels that were created by said Lot Line Adjustment No. 920032.

A second discrepancy between the legal descriptions within the Lot Line Adjustment document and the vesting deed involves lands within the SW1/4 of the NE1/4 of Section 33, Township 38 North, Range 7 East, Mount Diablo Base and Meridian. These lands were included within the resultant parcel legal description from said Lot Line Adjustment No. 920032 yet have been excluded from the legal description within the vesting deed. These lands, although small in size, should be included within the legal description for the vesting deed and this is further demonstrated on said Record of Survey filed in Book 30 of Maps, Pages 88-89.

6. The underlying legal parcel for the lands represented by Assessor's Parcel Number 001-313-001 was created by the subdivision map of Big Valley City Unit No. 1 which was approved by the Lassen County Board of Supervisors on May 4, 1931. The subdivision map was filed on May 14, 1931 in Book 2 of Maps, Pages 1-7, of the Official Records of Lassen County. Therefore, this parcel was created in accordance with the provisions of the Subdivision Map Act and local ordinances.
7. The application that was submitted for Lot Line Adjustment No. 2021-008 indicates that four acres are to be removed from Resultant Parcel Two of said Lot Line Adjustment No. 920032 and merged with said Lot 1 of Big Valley City Unit No. 1. This would cause the acreage of said Resultant Parcel Two to be approximately 65.26 acres in size and would cause the size of said Lot 1 to increase by four acres. The current size of Lot 1 is unknown because the record measurements shown on the map of said Big Valley City Unit No. 1 do not allow the parcel to close mathematically.
8. Access to Lot 1 of said Big Valley City Unit No. 1 (A.P.N. 001-313-001) is provided by Roosevelt Avenue, County Road No. NB04, which is within the County maintained road system. Access to the remaining lands (A.P.N. 001-270-080) is provided by Babcock Road, County Road No. 439, which is also within the County maintained road system. The proposed reconfiguration of existing boundary lines would likely not necessitate any access changes for the parcels.

9. 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.
10. 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. 2021-008 (THE GOULD FAMILY TRUST):**

1. The applicants shall provide a current Condition of Title report for the two existing legal parcels represented by Assessor's Parcel Numbers 001-270-080 and 001-313-001 as shown on the tentative map and listed on the application submitted for Lot Line Adjustment No. 2021-008.
2. The adjustment of the boundary lines shall be completed as shown on the tentative map submitted for Lot Line Adjustment No. 2021-008.
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 Delbert E. Gould and Mazella L. Gould, as Trustees of The Gould Family Trust, dated December 6, 2005, 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. 2021-008 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. 2021-008, 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. 2021-008, 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.

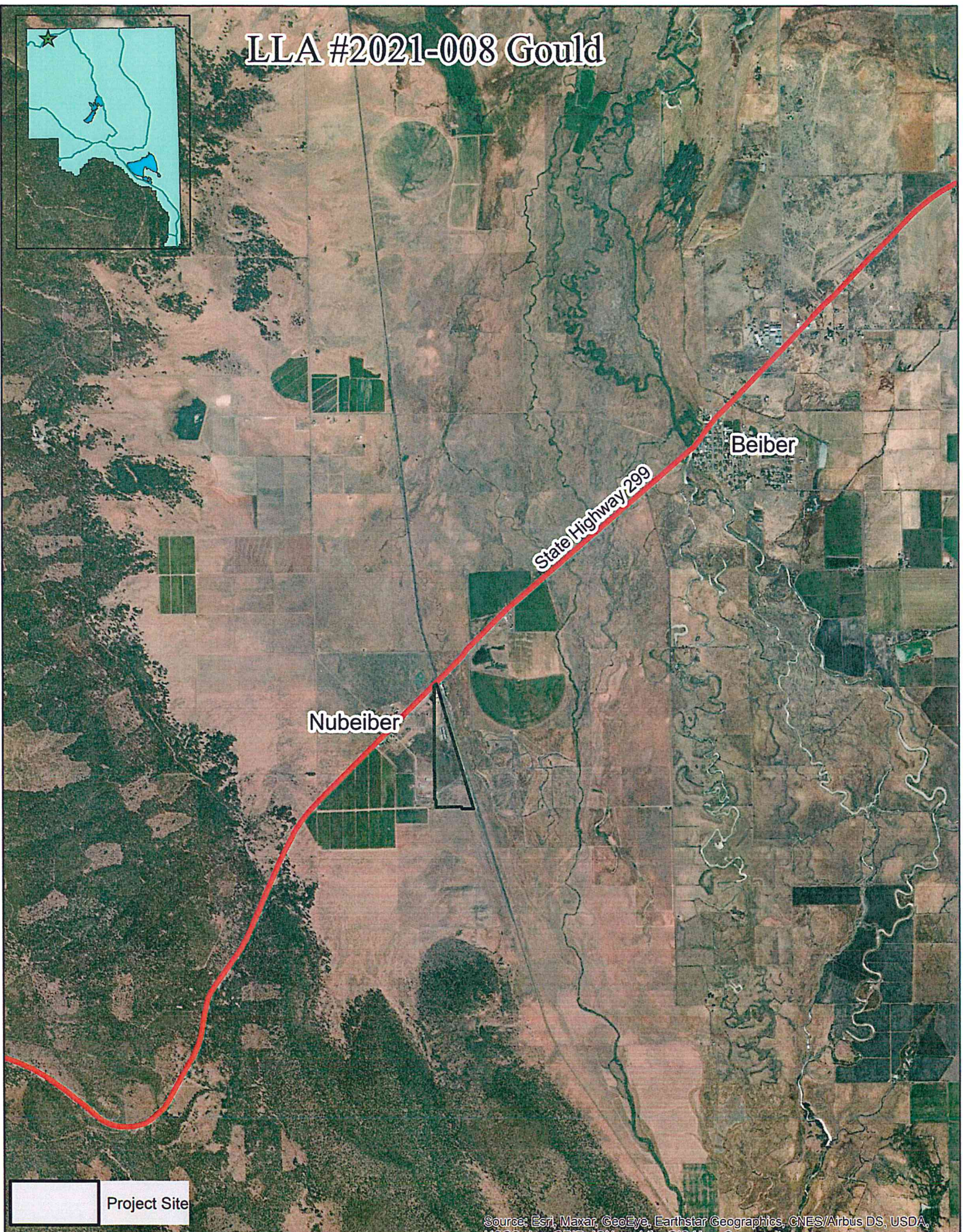
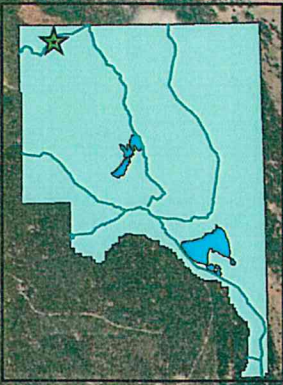
Respectfully submitted,



Don Willis, L.S. 7742  
Lassen County Surveyor

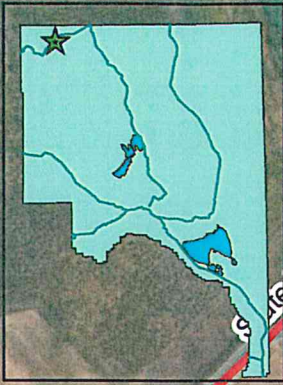


# LLA #2021-008 Gould





# LLA #2021-008 Gould



APN: 001-313-001  
(Existing Parcel B)

Proposed Parcel B  
Proposed Parcel A

APN: 001-270-080  
(Existing Parcel A)

Proposed Parcel B

Project Site





# 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

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 2011-008

<b>Property Owner/s</b> <u>Trustees of Gould Family Trust</u>	<b>Property Owner/s</b> <u>Mazella &amp; Delbert Gould</u>
Name: <u>Delbert Gould &amp; Mazella Gould</u>	Name: <u>Gould Family Trust</u>
Mailing Address: <u>P.O. Box 105</u>	Mailing Address: <u>P.O. Box 105</u>
City, ST, Zip: <u>Lookout, CA 96054</u>	City, ST, Zip: <u>Lookout, CA 96054</u>
Telephone: <u>530 294-5452</u> Fax: <u>same</u>	Telephone: _____ Fax: _____
Email: <u>muzzielg@yahoo.com</u>	Email: _____

<b>Applicant/Authorized Representative*</b>	<b>Agent (Land Surveyor/Engineer/Consultant)</b>
Same as above: <input checked="" type="checkbox"/>	Correspondence also sent to: <input type="checkbox"/>
Name: _____	Name: _____
Mailing Address: _____	Mailing Address: <u>LASSEN COUNTY DEPARTMENT OF</u>
City, ST, Zip: _____	City, ST, Zip: <u>PLANNING AND BUILDING SERVICES</u>
Telephone: _____ Fax: _____	Telephone: _____ Fax: _____
Email: _____	Email: _____ License #: _____

<b>Project Address or Specific Location:</b> <u>551-000 Roosevelt Ave. &amp; 653-250 Roosevelt Ave.</u>
<b>Deed Reference:</b> Book: _____ Page: _____ Year: _____ Doc#: _____
<b>Zoning:</b> _____ <b>General Plan Designation:</b> _____
<b>Parcel Size (acreage):</b> _____ <b>Section:</b> _____ <b>Township:</b> _____ <b>Range:</b> _____

<b>Assessor's Parcel Number(s):</b> <u>001 313 01-11</u>	-	-	-	-
<u>001 270 80 11</u>	-	-	-	-

Parcel	Size before adjustment (sq. ft. or acres)	Size after adjustment (sq. ft. or acres)
A	<u>69.26 acres</u>	<u>about 65.26</u>
B	<u>?</u>	<u>4 acres about</u>
C		
D		

<b>SIGNATURE OF PROPERTY OWNER(S): I HEREBY ACKNOWLEDGE THAT:</b> 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.	<b>*SIGNATURE OF APPLICANT/AUTHORIZED REPRESENTATIVE</b> (Representative may sign application on behalf of the property owner only if Letter of Authorization from the owner/s is provided).
<u>Mazella Gould</u> Date: <u>7/30/21</u>	<u>Mazella Gould</u> Date: <u>7/30/21</u>
<u>Delbert Gould</u> Date: <u>7/30/21</u>	<u>Delbert Gould</u> Date: <u>7/30/21</u>

See associated process form for required attachments and instructions.



July 30, 21

Department of Planning  
Lassen Co

What we want to do is to carve  
out about 4 acres from parcel  
001-270-80-11 and attach it to  
parcel # 001-313-01-11.

This would take in the buildings  
of the old mill sight.

Enclosed are two maps

Thank you  
Mazella Gouel

RECEIVED

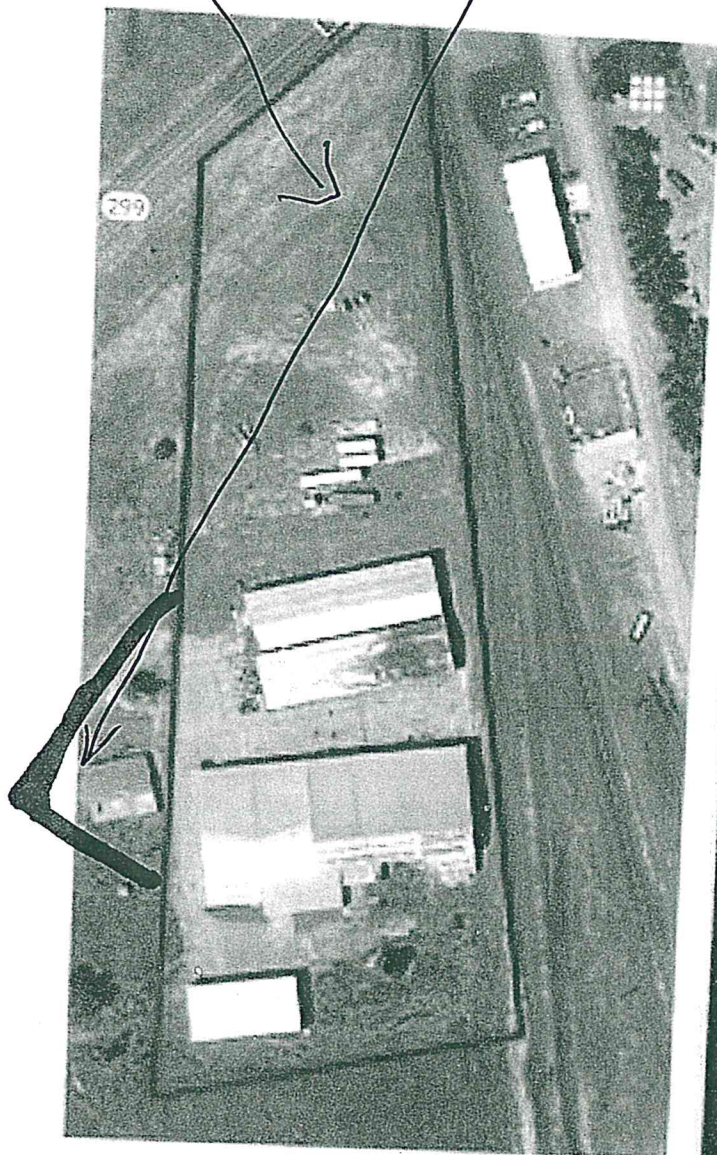
AUG 02 2021

LASSEN COUNTY DEPARTMENT OF  
PLANNING AND BUILDING SERVICES



← RE: Lot Line Adjustment

270-080-000 to APN 001-313-001-000:



- The initial application can be fairly informal (if the above looks correct to you, you can use this as part of your application), but that during the approval process, you will need to (1)





HACKNEY  
JENNIE  
ELEANOR

GOULD  
NEALS

GOULD  
AL  
NE