



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

FROM: Maurice Anderson, Director

Zoning & Building
Inspection Requests
Phone: 530 257-5263

RE: LOT LINE ADJUSTMENT #2021-007, Gencarelle, Technical Advisory Meeting
Findings and Conditions.

LOT LINE ADJUSTMENT #2021-007, Gencarelle, The applicant is proposing a lot line adjustment between two legal parcels that together total approximately 120 acres. "Parcel A" is currently 110 acres, and "Parcel B" is currently 10 acres. If the Lot Line Adjustment were approved, Parcel A would be approximately 102 acres, and Parcel B would be approximately 18 acres. Parcel A is zoned E-A and E-A-D (Exclusive Agriculture, and Exclusive Agriculture, Design Combining District), and Parcel B is Zoned E-A-D, both parcels are designated "Intensive Agriculture" by the *Standish Litchfield Area Plan, 1986*. The subject parcels are located off of Highway 395, approximately one-quarter of a mile east of the intersection of Highway 395 and County Road A3; APNs 119-260-028 and 119-260-029. 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 legal parcels that together total approximately 120 acres. "Parcel A" is currently 110 acres, and "Parcel B" is currently 10 acres. If the Lot Line Adjustment were approved, Parcel A would be approximately 102 acres, and Parcel B would be approximately 18 acres.
2. Parcel A is zoned E-A and E-A-D (Exclusive Agriculture, and Exclusive Agriculture, Design Combining District), and Parcel B is Zoned E-A-D.
3. Both parcels are designated "Intensive Agriculture" by the *Standish Litchfield Area Plan, 1986*.
4. According to the Assessor's Office and records from this department, Parcel A is currently unimproved. Parcel B has several agricultural structures and a well.
5. An unimproved +/- 20 acre portion of existing and proposed Parcel A is within a FEMA designated floodplain.
6. Both Parcel A and Parcel B were approved in their current configuration by Lot Line Adjustment #2007-79. Parcel B is currently nonconforming to the 100 acre minimum requirements of the E-A zoning district Parcel A meets the minimum acreage requirements of

the E-A zoning district. If approved, Parcel A will remain in compliance with the acreage requirements of the zoning district, and Parcel B will be less nonconforming.

7. In addition, the *Lassen County General Plan 2000*, states the following:

LU13 POLICY: The County may approve applications for lot line adjustment 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.

8. The proposed lot line adjustment is exempt from the provisions of the Subdivision Map Act pursuant to Section 66412(d) of the Government Code.
9. The Technical Advisory Committee shall approve, conditionally approve, or disapprove this lot line adjustment application pursuant to Lassen County Code Section 16.12.040.
10. 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.



County of Lassen

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August 17, 2021

 **DRAFT**

Maurice L. Anderson, Director
707 Nevada Street, Suite 5
Susanville, CA 96130-3912
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. 2021-007 – Michael Gencarelle and Patricia Powell.
Assessor's Parcel Numbers: 119-260-028 and 119-260-029.

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. 2021-007 show two parcels involved in the proposed boundary line adjustment. These parcels are represented by Assessor's Parcel Numbers 119-260-028 and 119-260-029 and are located within the West one-half of Section 16, Township 29 North, Range 14 East, Mount Diablo Base and Meridian, within the community of Standish in Lassen County, California.
2. Title to the subject lands is held by Michael Gencarelle, an unmarried man, and Patricia Powell, an unmarried woman, as joint tenants, per a Grant Deed recorded on May 31, 2005 as Document No. 2005-04796 of the Official Records of Lassen County. The legal descriptions within this document describe the subject property as various aliquot portions within the West one-half of said Section 16 which lie southerly of Dill Slough. These lands are graphically represented as Assessor's Parcel Numbers 119-260-028 and 119-260-029 on Assessor's Parcel Map Number 119-26.
3. The application that was submitted for Lot Line Adjustment No. 2021-007 lists the property owners as Michael W. Gencarelle and Patricia J. Gencarelle. No documents were found to have been recorded that formally transfer title from Patricia Powell, an unmarried woman, to Patricia Gencarelle. The last deed that was found to have been recorded which involves the subject lands is the vesting deed described in Findings Item Number Two above.
4. The underlying legal parcels for the subject lands involved in the adjustment proposal were both created by Lot Line Adjustment No. 2007-79 which was approved by the Lassen County Technical Advisory Committee on November 14, 2007. A Certificate of Lot Line Adjustment was recorded on December 27, 2007 as Document No. 2007-09386 of the Official Records of Lassen County. Resultant Parcel A of the adjustment is graphically represented on said Assessor's Parcel Map Number 119-26 by Assessor's Parcel Number 119-260-028 and Resultant Parcel B is represented by Assessor's Parcel Number 119-260-029. Both of these parcels were created in accordance with the provisions of the Subdivision Map Act and local ordinances.
5. The tentative map submitted for Lot Line Adjustment No. 2021-007 shows that Resultant Parcel B from said Lot Line Adjustment No. 2007-79 is to be reconfigured from an East-West

orientation to a North-South orientation. The size of this parcel is currently 10.00 acres and it is proposed that it be reconfigured to create a parcel approximately 18 acres in size. This will cause the size of Resultant Parcel A from said Lot Line Adjustment No. 2007-79 to change from 110 acres to approximately 102 acres.

6. The existing parcels are accessed by U.S. Highway 395 East which is maintained by the State of California. A 40 foot wide strip of land along the southerly boundary of the Southwest one-quarter of the Southwest one-quarter of said Section 16 was conveyed to the State of California for highway right-of-way purposes per a deed recorded on January 19, 1940 in Book 38 of Deeds, Page 260, of the Official Records of Lassen County. Access to the proposed parcels would likely utilize existing access points from said U.S. Highway 395 East.
7. 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.
8. 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. 2021-007 (MICHAEL GENCARELLE AND PATRICIA POWELL):

1. The applicants shall provide a current Condition of Title report for the two existing legal parcels shown on the tentative map and listed on the application submitted for Lot Line Adjustment No. 2021-007.
2. The adjustment of the boundary lines shall be completed as shown on the tentative map submitted for Lot Line Adjustment No. 2021-007.
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 Michael Gencarelle and Patricia Powell, joint tenants, 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.

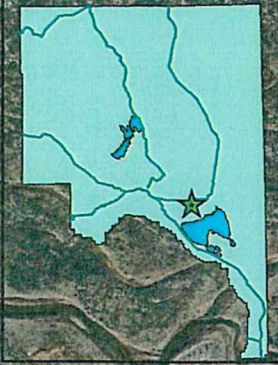
4. All executed deeds required to effect the lot line adjustment shall be recorded concurrently with the Certificate of Lot Line Adjustment if parcels being adjusted are owned by different entities. These deeds should reference Lot Line Adjustment No. 2021-007 and a Preliminary Change of Ownership Report 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. 2021-007, 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. 2021-007, 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 #2021-007 Gencarelle



119-260-028

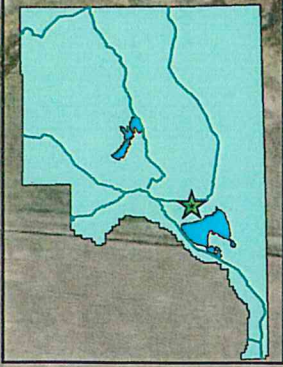
Susanville 12 miles
via HWY 395

Standish

Interstate 395 119-260-029

Project Site

LLA #2021-007 Gencarelle



119-260-028
(Existing Parcel A)

Proposed Parcel A

Proposed Parcel B

119-260-029
(Existing Parcel B)

Interstate 395

Proposed Parcel B

Project Site

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA,



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

AUG 04 2021

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. 112021-00
LASSEN COUNTY DEPARTMENT OF PLANNING AND BUILDING SERVICES

Property Owner/s	Property Owner/s
Name: <u>Michael W Gencarelle</u>	Name: <u>Patricia J. Gencarelle</u>
Mailing Address: <u>21107 MOUNT EVANS DR</u>	Mailing Address: <u>21107 Mt. Evans Drive</u>
City, ST, Zip: <u>RENO NV 89508</u>	City, ST, Zip: <u>RENO NV 89508</u>
Telephone: <u>775-338-6968</u> Fax:	Telephone: <u>775-338-6878</u> Fax:
Email: <u>mug555@hotmail.com</u>	Email: <u>rightenpattie@hotmail.com</u>

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:			
Deed Reference: Book:	Page:	Year:	Doc#:
Zoning: <u>EA</u>	General Plan Designation:		
Parcel Size (acreage):	Section:	Township:	Range:

Assessor's Parcel Number(s):	<u>119 -260-28</u>	<u>119 -260-29</u>	- -
- -	- -	- -	- -

Parcel	Size before adjustment (sq. ft. or acres)	Size after adjustment (sq. ft. or acres)
A	<u>110 +- (119-260-28)</u>	<u>102 +-</u>
B	<u>10 +- (119-260-29)</u>	<u>18 +-</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>Michael W Gencarelle</u> Date: <u>8/4/21</u> <u>Patricia J. Gencarelle</u> Date: <u>8/4/21</u>	<u>Patricia J. Gencarelle</u> Date: <u>8/4/21</u> Date: <u>8/4/21</u>

See associated process form for required attachments and instructions.

APPLICANTS: Michael and Patricia Gencarelle

ZONING: E. A.

PROJECT: Lot Line Adjustment

PN(S): 119-260-05 and 119-260-24

Parcel A:

Before: + or – 110 Acres

After: + or – 102 Acres

Parcel B:

Before: + or – 10 Acres

After: + or – 18 Acres

18 Acres ±

102± AC

STEFANO

Richicki

Senior Planner

530-251-8269

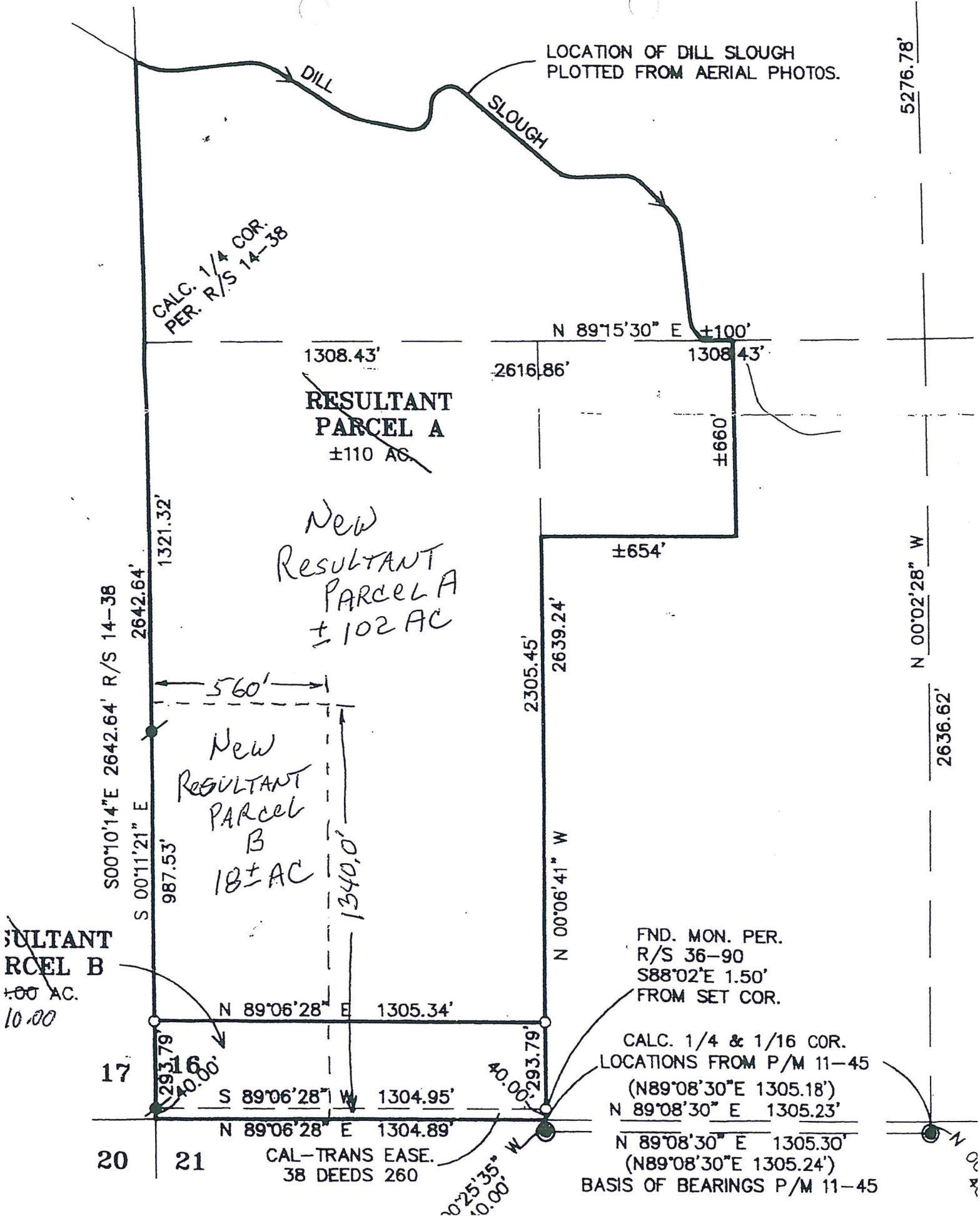
New →

Existing

1340.00'

1305.00' - - - - -

560'





↑ 73' to Lot Line old
1,122 ft to new Prop
Line

Hoop House

8' x 12' Hog house

Cargo
Trailer

Chicken
Coop

250' to new Prop Line
940' to existing Prop
Line

40' Box

Wheel
Trailer

Garden

Well Solar

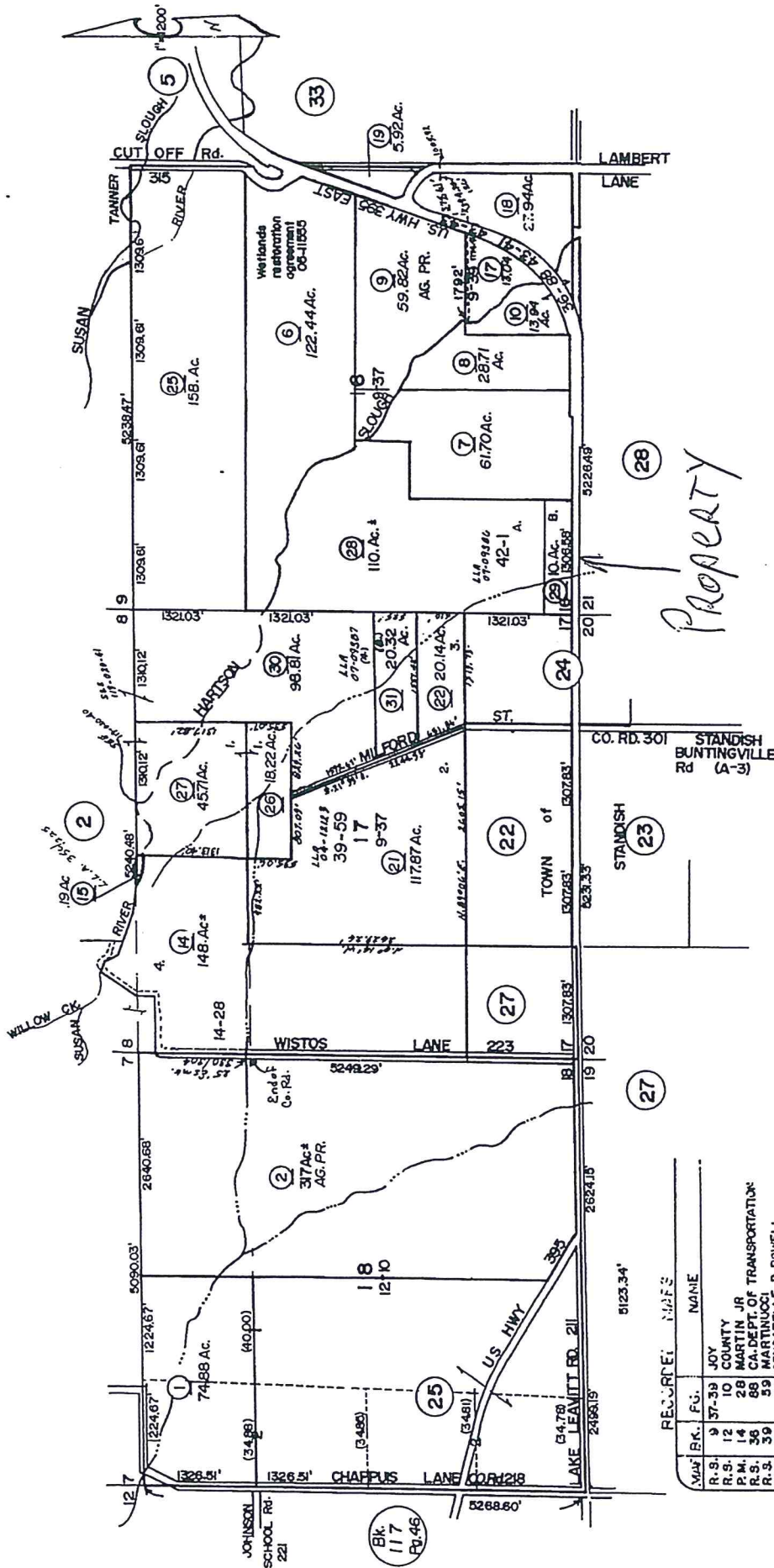
1 Achel
enclosed
for Farming

Love

T.29N, R.14E, MDM.

TRA-077002

119-26



Map	Block	Parcel	Owner
R.S.	9	37-39	JOY
R.S.	12	10	COUNTY
R.S.	14	28	MARTIN JR
R.S.	36	88	CA. DEPT. OF TRANSPORTATION
R.S.	39	59	MARTIN JR
R.S.	42	1	CENCELLI & POWELL
R.S.	43	41	CA. DEPT. OF TRANSPORTATION
R.S.	43	43	"
R.S.	43	43	"

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 119-Pg. 26
County of Lassen Calif.

PARCLOQUEST

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT AT THE REQUEST OF MICHAEL GENCARELLE 2006.



Michael Gencarelle
VERNON H. TEMPLETON, L.S. 4047

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8700 OF THE LAND SURVEYOR'S ACT THIS 21ST DAY OF DEC., 2007.



James L. Uptegrove
James L. Uptegrove, L.S. # ACTING LASSEN COUNTY SURVEYOR 22198

RECORDER'S STATEMENT

FILED THIS 21ST DAY OF DEC., 2007, AT 11:54 A.M. IN BOOK 42 OF MAPS, AT PAGE 1, AT THE REQUEST OF VERNON H. TEMPLETON. FEE: \$ 8.00

Julie Bustamante
JULIE BUSTAMANTE, LASSEN COUNTY RECORDER

LEGEND

- FOUND MONUMENT FOR R/S 9-37.
- FOUND MONUMENT FOR R/S 11-38.
- FOUND MONUMENT FOR P/A 11-45.
- SET 1/2" REBAR W/ CAP STAMPED LS 4447.
- () RECORD INFORMATION PER P/A 11-45.



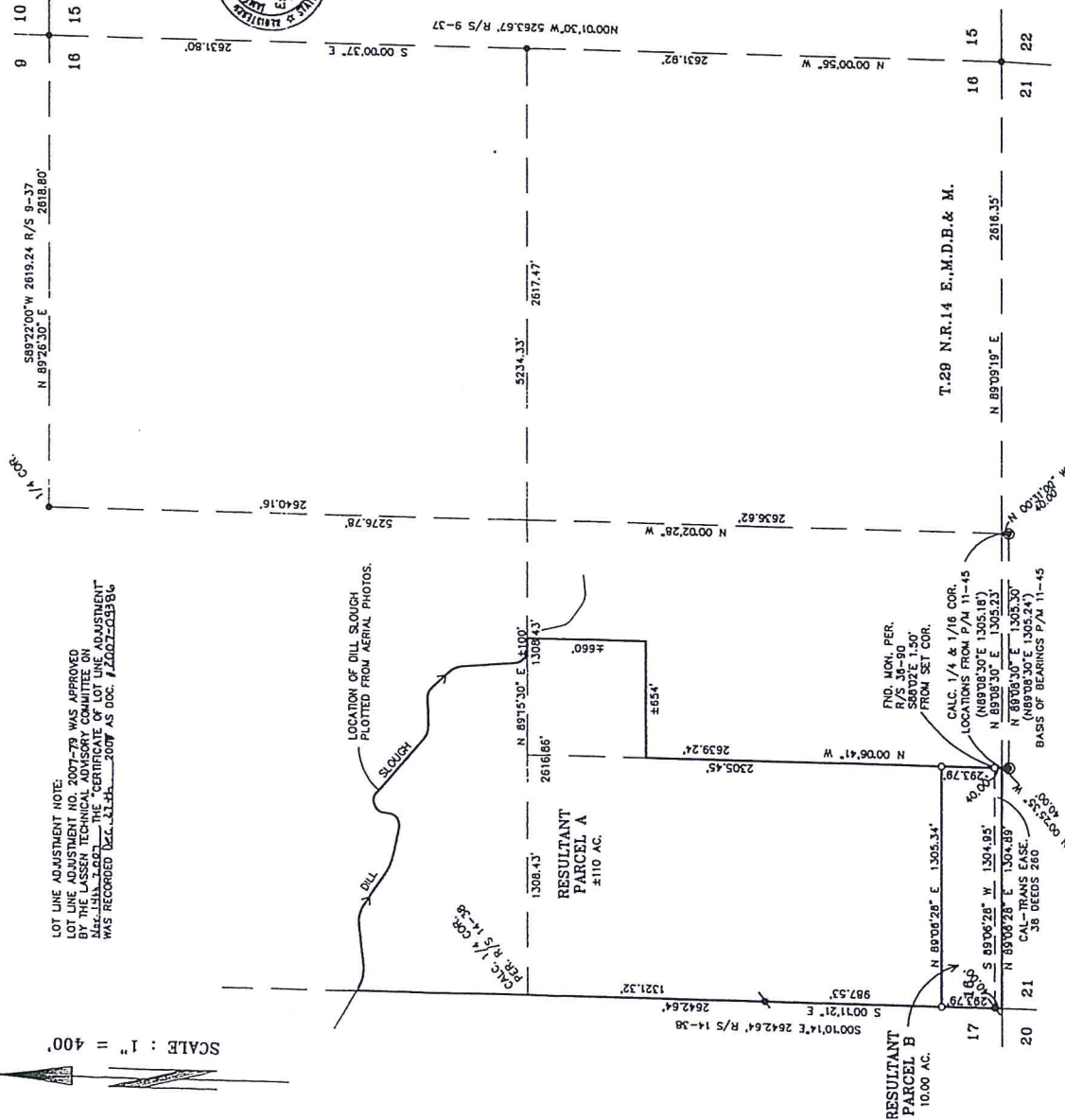
RECORD OF SURVEY FOR
Michael Gencarelle & Patricia Powell
IN SECTION 16, T.29 N., R.14 E., M.D.B. & M.
LASSEN COUNTY, CALIFORNIA
SCALE: 1" = 400'



SHEET 1 OF 1

2006-051

BK 42 PG 01



LOT LINE ADJUSTMENT NOTE:
LOT LINE ADJUSTMENT NO. 2007-79 WAS APPROVED
BY THE LASSEN TECHNICAL ADVISORY COMMITTEE ON
MAY 14, 2007. THE "CERTIFICATE OF LOT LINE ADJUSTMENT"
WAS RECORDED IN BOOK 42, PAGE 1, AS DOC. 112007-05186

SCALE: 1" = 400'