



County of Lassen

Department of Planning and Building Services

• Planning • Building • Environmental Health • Code Enforcement • Surveyor • Surface Mining

Maurice L. Anderson, Director

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Zoning & Building

Inspection Requests

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June 23, 2022

DRAFT

TO: Technical Advisory Committee
Agenda Date: July 7, 2022

FROM: Maurice Anderson, Director

SUBJECT: **LOT LINE ADJUSTMENT #2022-008, Lockhart.** The applicants are proposing a lot line adjustment between two parcels of the same ownership that together total 18,000 square feet. Parcel A is currently 12,000 square feet and Parcel B is currently 6,000 square feet. If the proposed adjustment is approved, the parcels would be merged into one 18,000-square-foot (approximately 0.41-acre) resultant parcel. Both parcels are zoned R-1-D (Single-Family Residential Design Combining District) and have a General Plan land use designation of "Existing Residential" per 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 in Spalding at 687-710 Linden Way, approximately 26 miles north of Susanville, via Eagle Lake Road (A-1). APNs: 077-233-006 and 077-233-054. Staff Contact: Nancy McAllister, Senior Planner

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

1. The applicants have submitted Lot Line Adjustment Application #2022-008, proposing a lot line adjustment between two parcels of the same ownership that together total approximately 18,000 square feet.
2. Parcel A is currently 12,000 square feet and Parcel B is currently 6,000 square feet.
3. If the proposed adjustment is approved, the parcels would be merged into one 18,000-square-foot (approximately 0.41-acre) resultant parcel.
4. Both parcels are zoned R-1-D (Single-Family Residential Design Combining District) and have a General Plan land use designation of "Existing Residential" per the *Eagle Lake Area Plan, 1982*.
5. Improvements on Parcel A include a well and pump house. Parcel B is unimproved.

6. The proposed lot line adjustment is exempt from the provisions of the Subdivision Map Act pursuant to Section 66412(d) of the Government Code.

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. Parcel A has a building site designation with a recorded document number of 2011-05026 (Official Records of Lassen County), recorded in accordance with Lassen County Code Section 12.12.021.
9. Lassen County Code Section 12.12.021 states that any alteration of the boundaries of a recorded building site designation requires either a lot line adjustment or application for re-subdivision. Therefore, despite the fact that this application is effectively a merger, it must be processed as a lot line adjustment, due to the aforementioned requirement.
10. The *Eagle Lake Area Plan, 1982*, identifies the following policy for the “Existing Residential” land use designation:

V-13-A Residential

Policy:

-Existing-

Allow the buildout of all existing lots and approved building sites in subdivisions approved by Lassen County for such purposes and the use of parcels for single family residential purposes in areas designated for residential use in the Plan. Such buildout is to continue contingent upon maintenance of environmental quality and the protection of public health as determined by the appropriate regulatory agency responsible for such matters.

The further division of lots in the existing subdivisions (i.e., Spaulding Tract, Stones Units 1-6, and Bengard) other than “lot line adjustments” shall be prohibited.

The placement and appearance of permanent residential structures and manufactured housing should serve to maintain and enhance the character of the setting and community in which they are located.

11. The *Eagle Lake Area Plan, 1982*, does not establish a maximum dwelling units per acre or maximum density requirement for the “Existing Residential” land use designation.

12. Lassen County Code Section 18.102.050(5) states the following:

Except as specified otherwise in this title, the following building site area and minimum lot width regulations shall apply:

Minimum of six thousand square feet, except corner lots, for property utilizing individual well and community sewage system; minimum lot width sixty feet at the setback line, except on corner lots.

13. The proposed project is consistent with the *Lassen County General Plan, 2000*, the *Eagle Lake Area Plan, 1982*, and applicable Lassen County zoning and building codes.

14. The applicants' proposal meets the requirements of the moratorium set forth by the Lahontan Regional Water Quality Control Board which requires at least 4 lots for a building site utilizing a community sewer system within the Spalding Eagle Lake Tract Subdivision. If approved, the new building site, when recorded, will contain 6 lots.

15. The Technical Advisory Committee shall approve, conditionally approve, or disapprove this lot line adjustment application pursuant to Lassen County Code Section 16.12.040.

16. The proposed project is exempt from the California Environmental Quality Act (CEQA) under Section 15305 of the CEQA Guidelines.

The Lassen County Department of Planning and Building Services recommends the following conditions be placed on the project if approved:

None.

MLA:njm



County of Lassen

Department of Planning and Building Services

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June 21, 2022

A red stamp with the word "DRAFT" in bold, capital letters, preceded by a small icon of a document with a red "X" mark.

Maurice L. Anderson, Director

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TO: Technical Advisory Committee
Agenda Date: July 7, 2022

Zoning & Building

Inspection Requests

Phone: 530 257-5263

FROM: Don Willis, Lassen County Surveyor

Environmental Health

Messages: 530 251-8528

email: EHE@co.lassen.ca.us

RE: Lot Line Adjustment No. 2022-008 – Ronald and Deborah Lockhart.
Assessor's Parcel Numbers: 077-233-006 and 077-233-054.

LASSEN COUNTY SURVEYOR FINDS AS FOLLOWS:

1. The application submitted for Lot Line Adjustment No. 2022-008 lists two Assessor's Parcels involved in the proposed adjustment. These parcels are known as Assessor's Parcel Numbers 077-233-006 and 077-233-054 and are located within a portion of Section 7, Township 32 North, Range 11 East, Mount Diablo Base and Meridian, in Lassen County, California.
2. Title to the lands represented by Assessor's Parcel Number 077-233-006 is currently vested in Ronald A. Lockhart and Deborah G. Lockhart, husband and wife as joint tenants, as shown at a Grant Deed recorded on October 21, 2021 as Document No. 2021-05356 of the Official Records of Lassen County. The legal description within this document describes the property as Lots 71 and 72, Block 24, of the Spaulding Eagle Lake Tract, as the same is recorded at Book 1 of Maps, Page 50, of the Official Records of Lassen County.
3. Title to the lands represented by Assessor's Parcel Number 077-233-054 is currently vested in Ronald A. Lockhart and Deborah G. Lockhart, husband and wife as joint tenants, as shown at a Grant Deed recorded on August 31, 2021 as Document No. 2021-04704 of the Official Records of Lassen County. The legal description within this document describes the property as Lots 67, 68, 69 and 70, Block 24, of the Spaulding Eagle Lake Tract, as the same is recorded at Book 1 of Maps, Page 50, of the Official Records of Lassen County.
4. A "Designation of Spaulding Tract Building Site" has been recorded as Document No. 2011-05026 of the Official Records of Lassen County for said Lots 67, 68, 69 and 70, Block 24, of said Spaulding Eagle Lake Tract. This document was recorded in accordance with Section 12.12.021 of the Lassen County Code which requires that a site designation be recorded when applying for a septic tank or other developmental permit for any lot within the Spaulding Eagle Lake Tract. This portion of the County Code further requires that *"any alteration of the boundaries of a designated site shall be accomplished only through the procedures relating to*

a lot line adjustment, or by resubdivision pursuant to the Subdivision Map Act.” It has been a long-standing practice of the Planning and Building Services Department to recognize the individual lots listed on a Building Site Designation as having been merged following recordation of it. There has *not* been a Building Site Designation form recorded for the other subject lots (said Lots 71 and 72 in Block 24).

5. The Spaulding Eagle Lake Tract subdivision was approved by the Lassen County Board of Supervisors on November 10, 1924 and is filed in Book 1 of Maps, Pages 50-52, of the Official Records of Lassen County. This subdivision has long been recognized locally as having lawfully created the parcels shown thereon.
6. The parcel represented by Assessor's Parcel Number 077-233-054 (Lots 67-70) has been issued multiple building permits by the Lassen County Building Department. This constitutes *“real property which has been approved for development”* per Section 66499.34 of the California Subdivision Map Act and would allow the owner of the real property to request, and receive, a Certificate of Compliance for the parcel from the local agency. The other parcel, which is vacant, does *not* appear to have been issued any permits for development by the County.
7. The tentative map submitted for Lot Line Adjustment No. 2022-008 shows that the existing boundary line between Assessor's Parcel Numbers 077-233-006 and 077-233-054 is to be removed in order to create one resultant legal parcel. This type of project is a voluntary merger, however a Lot Line Adjustment is required per said Section 12.12.021 of the Lassen County Code since a Building Site Designation has been recorded for one of the subject parcels. Further, voluntary mergers that are initiated by property owners are operatively completed under Title 16, Chapter 16.12, Section 16.12.040 (Lot Line Adjustments) of the Lassen County Code.
8. The existing size of the parcel represented by Assessor's Parcel Number 077-233-006 is approximately 6,000 square feet and the existing size of the parcel represented by Assessor's Parcel Number 077-233-054 is approximately 12,000 square feet. The resultant parcel size would be approximately 18,000 square feet if the proposed adjustment were approved.
9. The subject parcels have existing access from Linden Way, which is a privately maintained road located within the Spaulding Eagle Lake Tract subdivision (1 Maps 50). This roadway has a right-of-way width of twenty feet and was dedicated to the public for public use by the original developer of the subdivision. This dedication was accepted by the Lassen County Board of Supervisors as shown on said map of the Spaulding Eagle Lake Tract.

10. 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.
11. 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. 2022-008 (RONALD AND DEBORAH LOCKHART):

1. The applicants shall provide a current Condition of Title Guarantee report for the lands represented by the two Assessor's Parcel Numbers listed on the application submitted for Lot Line Adjustment No. 2022-008.
2. The adjustment of the boundary lines shall be completed as shown on the application and tentative map submitted for Lot Line Adjustment No. 2022-008.
3. A Certificate of Lot Line Adjustment/Merger 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 parcel and shall be executed by Ronald A. Lockhart and Deborah G. Lockhart, husband and wife as 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. 2022-008 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. 2022-008, 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.

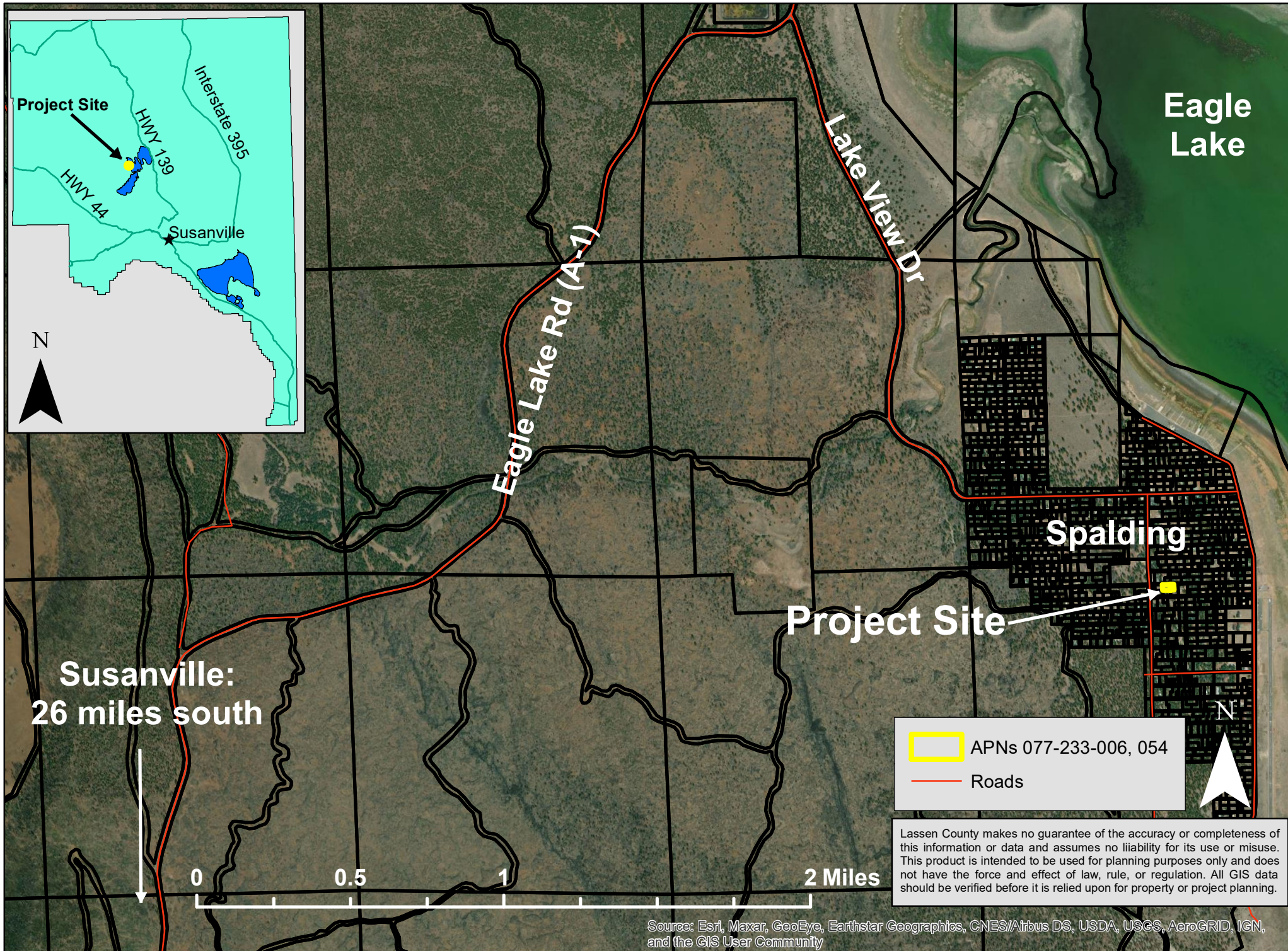
6. If a field survey is performed to establish the locations or dimensions of the boundary lines of adjusted parcels or to monument the boundaries of the adjusted parcels, a Record of Survey shall be submitted to the Lassen County Surveyor for review, approval and filing in accordance with Section 8762 of the California Business and Professions Code. This Record of Survey shall reference Lot Line Adjustment No. 2022-008, 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

Lot Line Adjustment #2022-008, Lockhart



Lot Line Adjustment #2022-008, Lockhart





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

MAY 31 2022
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. LL2022-008

Property Owner/s	Property Owner/s
Name: <u>RONALD A. + DEBORAH E. LOCKHART</u>	Name: <u>RONALD A. + DEBORAH E. LOCKHART</u>
Mailing Address: <u>5560 GRASSY RUN CT</u>	Mailing Address: <u>5560 GRASSY RUN CT</u>
City, ST, Zip: <u>PLACERVILLE, CA 95667</u>	City, ST, Zip: <u>PLACERVILLE, CA 95667</u>
Telephone: <u>510-418-0818</u> Fax:	Telephone: <u>510-418-0818</u> Fax:
Email: <u>D6L5560@YAHOO.COM</u>	Email: <u>D6L5560@YAHOO.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:	License #:

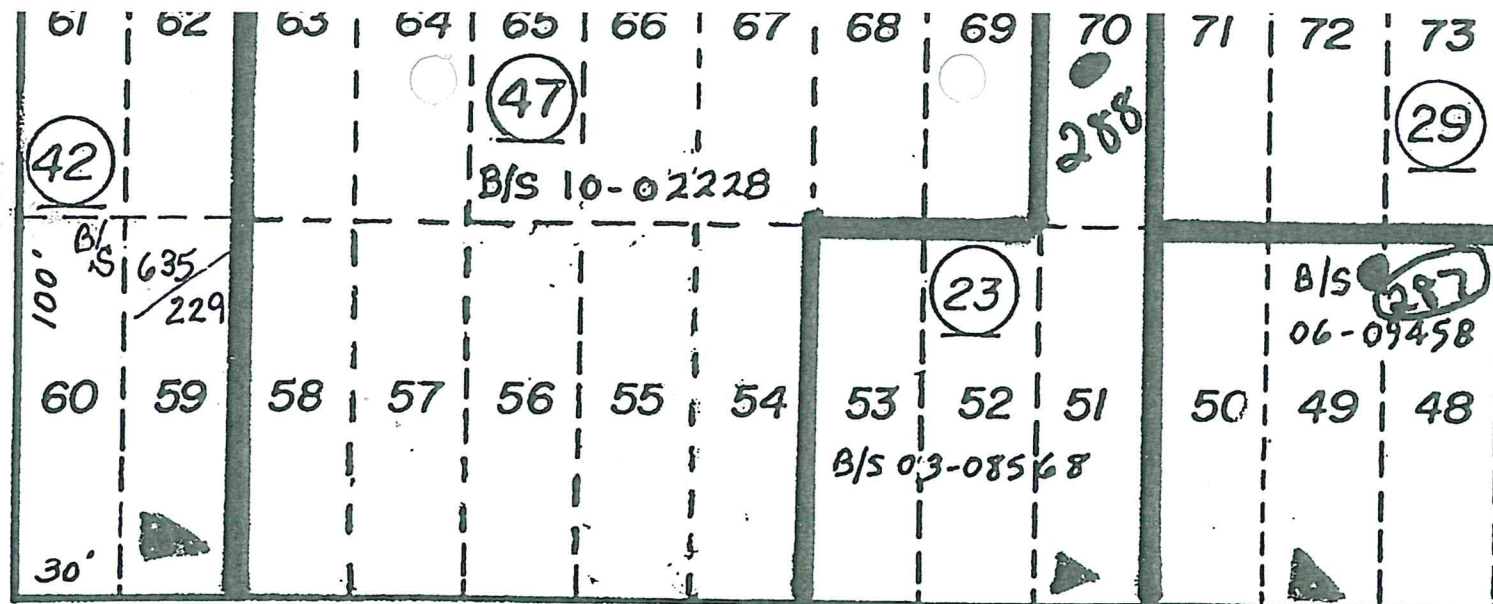
Project Address or Specific Location: <u>Spaulding Eagle Lake Tract (1 Maps 50)</u>
Deed Reference: Book: _____ Page: _____ Year: _____ Doc#: _____
Zoning: <u>R-1-D</u>
General Plan Designation:
Parcel Size (acreage): <u>18,000 S.F.</u>
Section: _____ Township: _____ Range: _____

Assessor's Parcel Number(s):	<u>077 - 233 - 006</u>	<u>077 - 233 - 054</u>	-	-
-	-	-	-	-

Parcel	Size before adjustment (sq. ft. or acres)	Size after adjustment (sq. ft. or acres)
A	<u>12,000 S.F.</u>	<u>18,000 S.F.</u>
B	<u>6,000 S.F.</u>	<u>0</u>
C		
D		

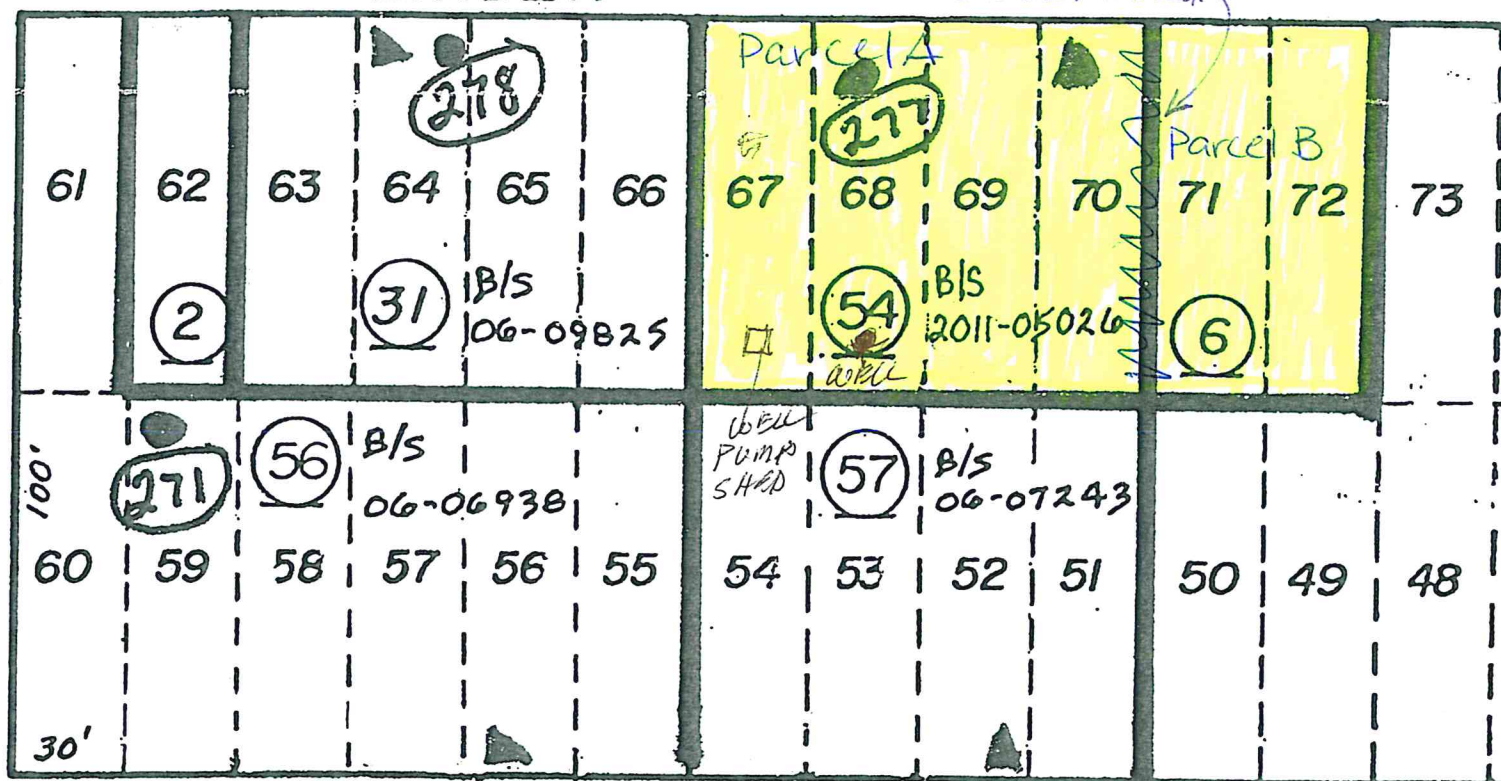
SIGNATURE OF PROPERTY OWNER(S): I HEREBY ACKNOWLEDGE THAT: I have read this application and state that the information given is both true and correct to the best of my knowledge. I agree to comply with all County ordinances and State laws concerning this application. <u>Ronald A. Lockhart</u> Date: <u>5-26-22</u> <u>Deborah Lockhart</u> Date: <u>5-26-22</u>	*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>Ronald A. Lockhart</u> Date: <u>5-26-22</u> <u>Deborah Lockhart</u> Date: <u>5-31-22</u>
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See associated process form for required attachments and instructions.



LINDEN

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LAUREL

