



County of Lassen

Department of Planning and Building Services

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

DRAFT

June 24, 2022

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

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Zoning & Building

Inspection Requests

Phone: 530 257-5263

Environmental Health

Messages: 530 251-8528

email: EHE@co.lassen.ca.us

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

FROM: Maurice Anderson, Director

RE: Merger #2022-001, Williamson

Project Description

MERGER #2022-001, Williamson. The applicant is proposing a merger between one legal parcel and portions of four patents. The proposed resultant parcel will total approximately 1,480 acres. The subject parcels are zoned U-C-2 (Upland Conservation/Resource Management District) and are designated "Extensive Agriculture" by the *Lassen County General Plan, 2000*. 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 eight miles south of Madeline, CA and one-half mile east of Highway 395. APNs: 031-090-037 through 040, 042 through 049; 031-300-022 through 030, 034 through 038, 044 through 045; 031-310-016 through 022, 028 through 029. Staff Contact: Nancy McAllister, Senior Planner

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

1. The applicant has submitted Merger Application #2022-001, proposing a merger between one legal parcel and portions of four patents, that together total approximately 1,480 acres.
2. The subject parcels are zoned U-C-2 (Upland Conservation/Resource Management District) have an "Extensive Agriculture" land use designation, pursuant to the *Lassen County General Plan, 2000*.
3. The subject parcels are located approximately eight miles south of Madeline, CA and one-half mile east of Highway 395.
4. The subject parcels appear to be vacant and the Assessor's office shows no improvements on any parcel.

5. The proposed merger is consistent with the *Lassen County General Plan, 2000* and the zoning standards set forth in Title 18 of the Lassen County Code.
6. The land use element of the *Lassen County General Plan, 2000* describes the “Extensive Agriculture” land use designation as follows:

Extensive Agriculture

“The Extensive Agriculture designation primarily represents typical rangeland areas with grazing and general rangeland values, natural wildlife habitat, open space and scenic values, and/or low intensity outdoor-oriented recreational values. It also includes general forest areas, timber production areas and related uses. Large parcel sizes are required to support and protect resource values. Except in special "open space" areas, it may accommodate limited dispersed residential uses; however, such uses will typically be related and secondary to agricultural and other resource based land uses, including dispersed recreation and mining. Subject to County permit requirements and the provisions of related elements of the General Plan, areas designated Extensive Agriculture may also accommodate natural resource-related production facilities, including but not limited to: mineral extraction and processing, including asphalt and similar plants; saw mills and logging operations; and facilities for the processing of agricultural products...

...To the extent that residential uses are allowed, building intensity will generally not exceed .025 DUA. Population density will generally average .067 PPA. Exceptions to these averages would include limited farm labor housing facilities.

Corresponding Zoning: "U-C", Upland Conservation District; "U-C-2", Upland Conservation/Resource Management District; "TPZ", Timber Production Zone.”

7. Lassen County Code Section 18.69.050(a) states:

“Minimum lot size. The proposed size of newly created parcels shall be consistent with the intent of the applicable general plan land use designation, but shall not, except as otherwise provided in this title, be less than eighty acres, or as specified in a project for which a use permit has been secured.”

8. The requirements for mergers in Lassen County are established by Lassen County Code, Title 16, Chapter 16.40. Voluntary mergers that are initiated by property owners are operatively completed under Title 16, Chapter 16.12, Section 16.12.040, of the Lassen County Code (Lot Line Adjustments).
9. The Technical Advisory Committee shall approve, conditionally approve, or disapprove this merger 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:

1. None.

MLA:njm

S:\PLA\Planning\2022\MG #2022-001, Williamson



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Phone: 530 257-5263

FROM: Don Willis, Lassen County Surveyor

Environmental Health

Messages: 530 251-8528

email: EHE@co.lassen.ca.us

RE: Merger No. 2022-001 – Larry R. Williamson.
Assessor's Parcel Numbers: Book 31, Page 09 - 037 through 040, inclusive;
042 through 049, inclusive;
Book 31, Page 30 - 022 through 030, inclusive;
034 through 038, inclusive; 044 and 045;
Book 31, Page 31 - 016 through 022, inclusive;
028 and 029.

LASSEN COUNTY SURVEYOR FINDS AS FOLLOWS:

1. The application and tentative map submitted for Merger No. 2022-001 show a proposed merger that involves multiple parcels represented by multiple Assessor's Parcel Numbers which are located in portions of Sections 15, 20, 21, 22, 28 and 29, Township 36 North, Range 13 East, Mount Diablo Base and Meridian, in Lassen County, California.
2. The Assessor's Parcel Numbers that are involved in the proposed merger are listed below:

Assessor's Map Book 31, Page 09: Assessor's Parcel Numbers 031-090-037 through 031-090-040, inclusive, and Assessor's Parcel Numbers 031-090-042 through 031-090-049, inclusive;

Assessor's Map Book 31, Page 30: Assessor's Parcel Numbers 031-300-022 through 031-300-030, inclusive; Assessor's Parcel Numbers 031-300-034 through 031-300-038, inclusive, and Assessor's Parcel Numbers 031-300-044 and 031-300-045;

Assessor's Map Book 31, Page 31: Assessor's Parcel Numbers 031-310-016 through 031-310-022, inclusive, and Assessor's Parcel Numbers 031-310-028 and 031-310-029.

3. Title to the lands represented by the Assessor's Parcel Numbers described in Findings Item Number Two above is currently vested in Larry R. Williamson, an unmarried man,

per a Grant Deed recorded on April 6, 2021 as Document No. 2021-01857 of the Official Records of Lassen County and per an Individual Quitclaim Deed recorded on August 13, 2021 as Document No. 2021-04320 of the Official Records of Lassen County.

4. There are numerous parcels described within the two vesting deeds noted in Findings Item Number Three above and the legal descriptions within the documents describe various aliquot parcels that are represented by the Assessor's Parcel Numbers listed in Findings Item Number Two above.
5. There are various underlying legal parcels within the Williams ownership in said Sections 15, 20, 21, 22, 28 and 29 of said Township 36 North, Range 13 East, Mount Diablo Base and Meridian. This is based on five separate patents that were issued by the U.S. Government for lands within the subject ownership and on various Certificates of Compliance which have been issued by the County. The five patents, which have all been recorded in the Official Records of Lassen County, are listed below:
 1. Book E of Patents, Page 148
 2. Book L of Patents, Page 99
 3. Book L of Patents, Page 161
 4. Book L of Patents, Page 366
 5. Book 40 of Official Records, Page 39

As noted, the County has issued numerous Certificates of Compliance for lands involving *portions* of the above described patents, most of which were subsequently separately conveyed, however the overall majority of the lands associated with the patents remain intact. One patent parcel that is readily observed as remaining intact, minus certain lands that were separately conveyed after the issuance of multiple Certificates of Compliance, is the one recorded at said Book 40 of Official Records, Page 39. The individual 40 acre parcels within the easterly portion of this patent have each been issued Certificates of Compliance by the County, thus validating them as separate legal parcels, however the remaining parcel remains intact. The remaining parcel, comprised of Assessor's Parcel Numbers 031- 310-018 through 031-310-021 and 031-310-028 through 031-310-030, serves as a legal parcel to which the remaining lands can be merged. The reason for merging the existing underlying legal parcels is because the property owner desires to complete a subsequent single lot line adjustment (after the proposed merger), thus there is a need to reduce the number of existing parcels since a single lot line adjustment is limited to "*four or fewer existing adjoining parcels*" per Section 66412(d) of the Subdivision Map Act.

6. Sheet Two of the three sheet tentative map submitted for Merger No. 2022-001 shows that *all* of the parcels represented by the Assessor's Parcel Numbers listed in Findings Item Number Two are to be merged together into a single resultant parcel. The purpose of this, as noted in Findings Item Number Five above, is so that a single lot line adjustment can subsequently be completed by utilizing other parcels that the property owner holds without exceeding four parcels. If the proposed merger is approved, it will create a resultant parcel that is approximately 1480 acres in size.
7. The subject properties currently have access from Threemile Canyon Road, a privately maintained road, as shown on Assessor's Parcel Map No.'s 31-09 and 31-30. The proposed merger will not change any existing access to the subject parcels.
8. The property owner has requested that a voluntary merger of the underlying legal parcels be completed to combine them into one legal parcel. The requirements for mergers in Lassen County are established by Lassen County Code, Title 16, Chapter 16.40. 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.

PURSUANT TO THE PROVISIONS OF SECTION 66499.20.3 OF THE GOVERNMENT CODE OF CALIFORNIA AND CHAPTERS 16.12 AND 16.40 OF THE LASSEN COUNTY CODE, THE LASSEN COUNTY SURVEYOR RECOMMENDS THE FOLLOWING CONDITIONS FOR MERGER NO. 2022-001 (LARRY WILLIAMSON):

1. The applicant shall provide a current Condition of Title report that includes all of the parcels represented by the multiple Assessor's Parcel Numbers which are shown on Sheet Two of the tentative map that was submitted for Merger No. 2022-001.
2. The parcels shall be merged as shown on Sheet Two of the tentative map that was submitted for Merger No. 2022-001 (Larry R. Williamson).
3. A Certificate of 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 Merger shall acceptably describe the resultant parcel and shall be executed by Larry R. Williamson, as record owner of interest in the properties involved.

The submittal of the Certificate of Merger shall also include a statement from the Licensed Land Surveyor or Civil Engineer preparing it stating the Certificate of Merger 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 Merger shall also include appropriate fees for review and recording of all required documents.

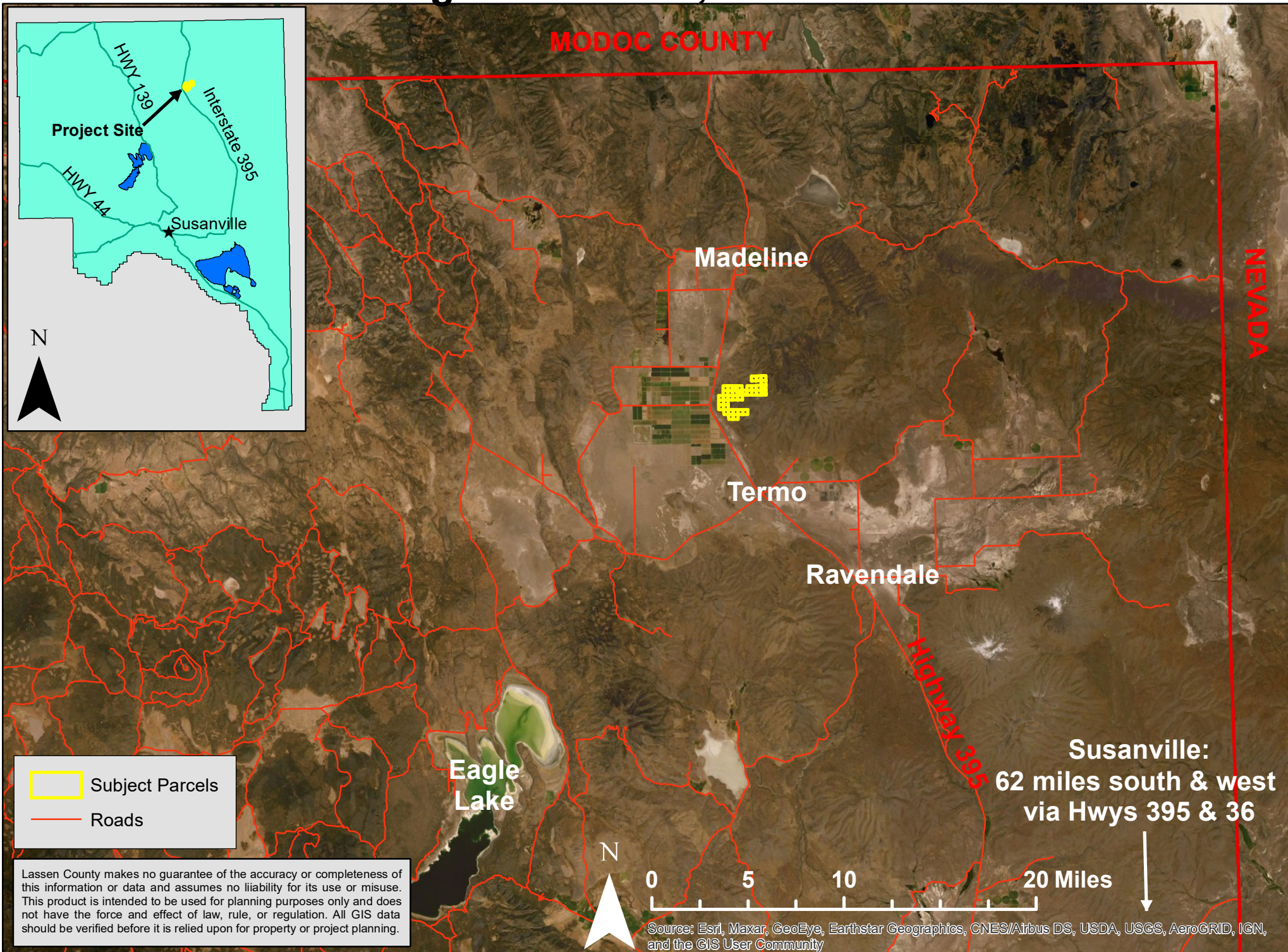
4. If there are any Deeds of Trust encumbering any of the subject parcels shown on the tentative map sheets submitted for Merger No. 2022-001, the legal descriptions for the Deeds of Trust shall be modified to reflect the merger of said parcels and shall be recorded concurrently with the Certificate of Merger.
5. If a field survey is performed to establish the locations or dimensions of the boundary lines of merged parcels or to monument the boundaries of the merged 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 Merger No. 2022-001, the date of approval of the merger by the Technical Advisory Committee and the recording information of the recorded Certificate of Merger. This Record of Survey shall be recorded concurrently with the Certificate of Merger and its submittal shall include appropriate fees for reviewing and filing of the Record of Survey.
6. Prior to recordation of the Certificate of Merger, 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 merger.

Respectfully submitted,

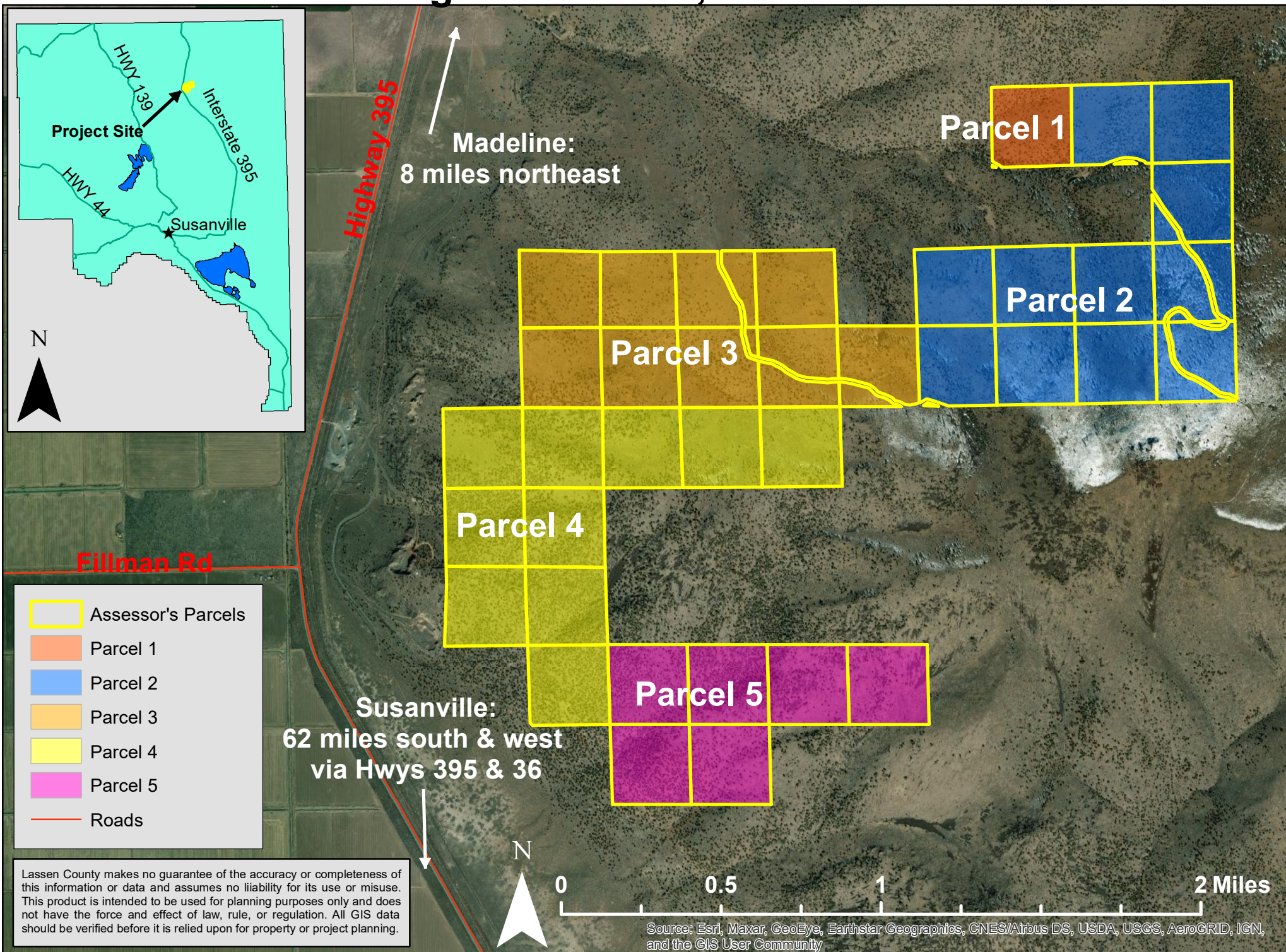


Don Willis, L.S. 7742
Lassen County Surveyor

Merger #2022-001, Williamson



Merger #2022-001, Williamson





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. MG 2022-001

Property Owner/s	Property Owner/s
Name: LARRY WILLIAMSON	Name:
Mailing Address: 22315 HARNESS LANE	Mailing Address:
City, ST, Zip: RED BLUFF, CA 96080	City, ST, Zip:
Telephone: (530) 200-4666 Fax:	Telephone: Fax:
Email: WILLIAMSONRE@GMAIL.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, INC
Mailing Address:	Mailing Address: 1495 RIVERSIDE DRIVE
City, ST, Zip:	City, ST, Zip: SUSANVILLE, CA 96130
Telephone: Fax:	Telephone: (530) 257-5173 Fax:
Email:	Email: NST@FRONTIERNET.NET License #: LS4647

Project Address or Specific Location:

Deed Reference: Book: Page: Year: Doc#: 2021-04320, 2021-04321 2021-01857

Zoning: U-C-2 General Plan Designation: EXTENSIVE AG

Parcel Size (acreage): 1480 AC Section: 15,20,21, 22, Township: 36 Range: 13
28, 29

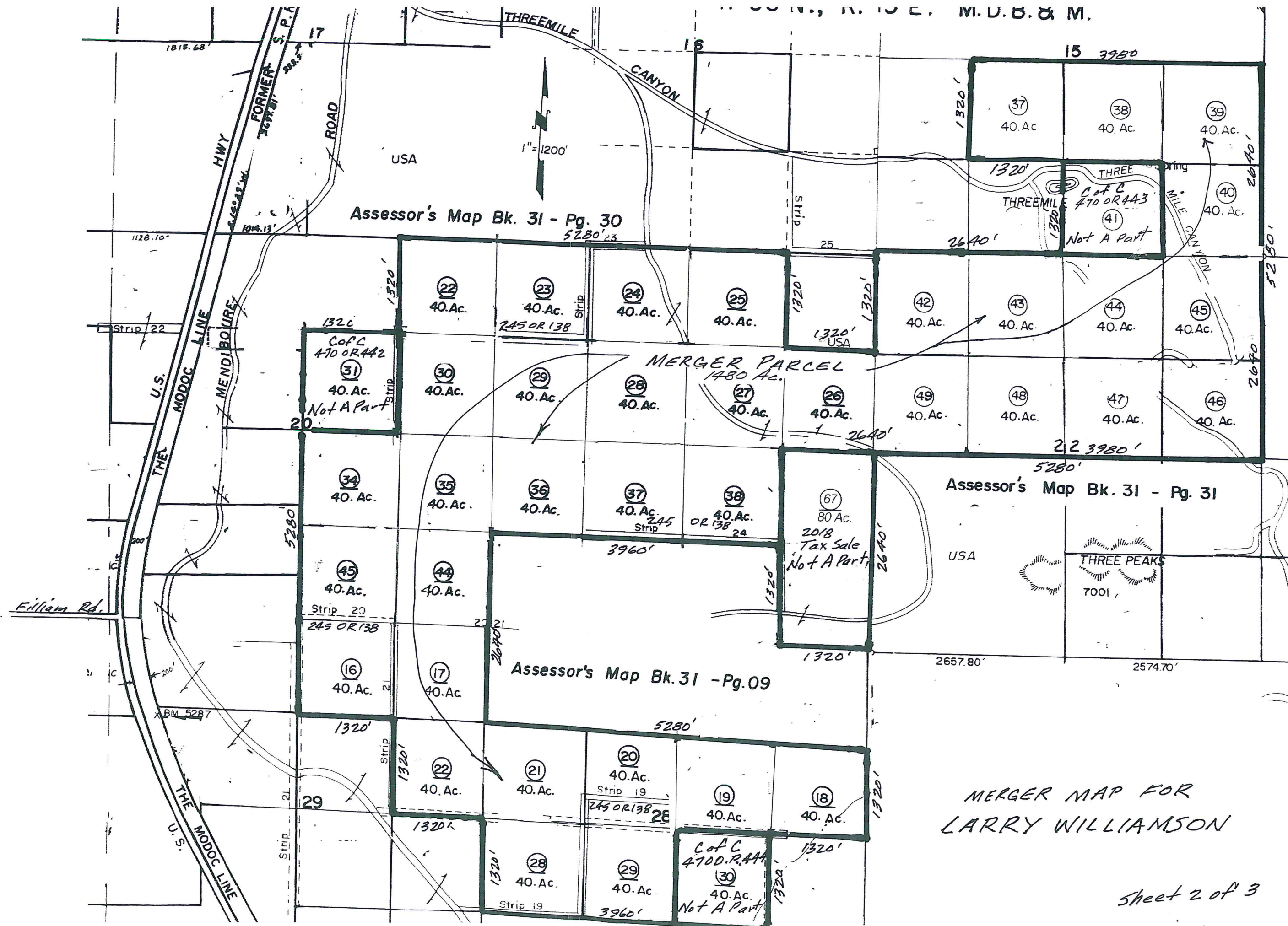
Assessor's Parcel Number(s):	031 - 300 - 22 to 30	031 - 300 - 34 to <u>41</u>	<u>031-300-044 & 045</u>
031 - 090 - <u>37 to 49</u>	031 - 310 - <u>18 to 22</u>	031 - 310 - 28, 29	- -

Parcel	Size before adjustment (sq. ft. or acres)	Size after adjustment (sq. ft. or acres)
A	<u>PORTION OF PATENTS:</u>	1480 AC
B	PATENT MAY 1901, <u>(E Patents 148)</u>	
C	L PATENT 366, L PATENT 99, PATENT <u>161</u> , 1480 AC	
D	<u>400.A.39 (Patent)</u>	

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>Larry R Williamson</u> Date: <u>5-16-2022</u>	Date:
Date:	Date:

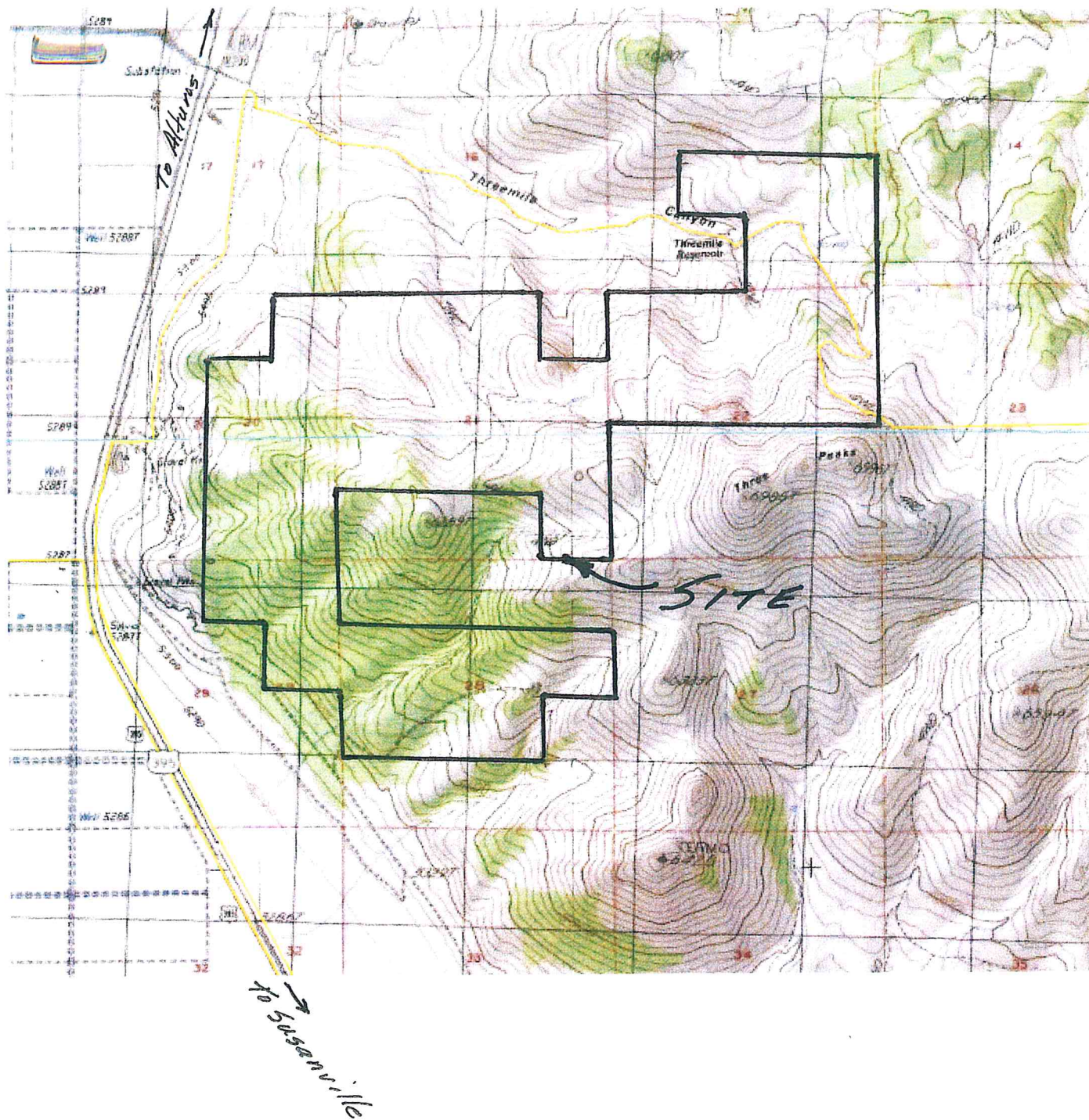
See associated process form for required attachments and instructions.





MERGER MAP FOR
LARRY WILLIAMSON

Sheet 2 of 3



↑
N
Scale 1" = 3000'

VICINITY MAP

Sheet 3 of: