



County of Lassen

Department of Planning and Building Services

• Planning

• Building Permits

• Code Enforcement

• Surveyor

• Surface Mining

July 2, 2020

Maurice L. Anderson, Director

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Martin Family Trust

P.O. Box 393

Tehama, California 96090

Zoning & Building

Inspection Requests

Phone: 530 257-5263

RE: Lot Line Adjustment No. 2020-002 – Martin Family Trust.
Assessor's Parcel Numbers: 077-171-32 and 077-171-33.

At the July 2, 2020 meeting of the Technical Advisory Committee, the above-referenced Lot Line Adjustment was approved, subject to the following condition(s):

Planning: None.

Surveying:

1. The applicants shall provide current Condition of Title Guarantee reports for the lands represented by the two Assessor's Parcel Numbers listed on the application submitted for Lot Line Adjustment No. 2020-002.
2. The adjustment of the boundary lines shall be completed as shown on the application and tentative map submitted for Lot Line Adjustment No. 2020-002.
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 parcel and shall be executed by Dale Martin and Renee Ramsey-Martin, Trustees of the Martin Family Trust, 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. 2020-002 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. 2020-002, 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. 2020-002, 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.

Department of Public Works, Road Department: None.

Environmental Health: None.

Assessor: None

California Department of Forestry and Fire Protection: None.

In addition to satisfying the above condition(s), the following fee(s) must be submitted to this Department upon submittal of documents:

- A \$250.00 fee for checking the Certificate of Lot Line Adjustment.
- A \$300.00 fee for checking the Record of Survey (if applicable).
- Document recording fees required by the Lassen County Recorder's Office (based on the number and size of documents).

NOTE: This Department collects the document recording fees on behalf of the County Recorder's Office at the time the documents are submitted to the County Surveyor for review and recordation. To determine the amount of these fees, you may contact the Lassen County Clerk-Recorder's Office at (530) 251-8234 or at www.lassencounty.org/dept/county-clerk-recorder/county-clerk-recorder.

Appeals: If you or any interested party is dissatisfied with the determination made by the Technical Advisory Committee, an appeal may be filed with the Lassen County Planning Commission. **Any appeal should be submitted to the Lassen County Planning and Building Services, together with the filing fee of \$500.00, by July 17, 2020.** If an appeal is not filed, you have twenty four months from the date of the Technical Advisory Committee's action to fulfill the above conditions and record the Certificate of Lot Line Adjustment. An application may be made for a single six-month extension of time. Such an application (together with any filing fee in effect at the time) must be received by this Department prior to the expiration date which is July 2, 2022.

If you have any questions regarding this matter, please do not hesitate to contact this office.

Sincerely,



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Maurice L. Anderson,
Director

MLA:dw *DW*

SR
cc: County Assessor
County Surveyor
County Tax Collector

2020-002/ApvLLA