



County of Lassen  
Department of Planning and Building Services

• Planning

• Building Permits

• Code Enforcement

• Surveyor

• Surface Mining

July 18, 2019

Maurice L. Anderson, Director

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**DRAFT**

TO: Technical Advisory Committee  
Agenda Date: August 1, 2019

Zoning & Building

Inspection Requests

Phone: 530 257-5263

FROM: Maurice Anderson, Director

RE: Lot Line Adjustment #2019-006, Cramer Family Trust

Project Description

**LOT LINE ADJUSTMENT #2019-006, Cramer Family Trust.** The applicant is proposing a lot line adjustment between two parcels that together total approximately 114.65 acres. The first parcel is identified on the application and Lot Line Adjustment Map as "Lot 12" of the Cramer Ranch Estates Unit No. 2 Subdivision, recorded at Book 41, Page 48 and is currently 49.65 acres in size. The second parcel is identified as "Lot 13" of the above subdivision and is currently 65 acres in size. If approved, Proposed Parcel 12 would be five acres in size, whereas Proposed Parcel 13 would be 109.65 acres in size. Parcel 12 is zoned A-2-B-10-A (Agricultural Residential District, 10-Acre Building Site Combining District, Agricultural Combining District). The northern portion of Parcel 13 is also zoned A-2-B-10-A, but the southern portion is zoned A-2-B-10-A-F (Agricultural Residential District, 10-Acre Building Site Combining District, Agricultural Combining District, Floodplain Combining District). The subject parcels are designated "Rural Residential" by the *Johnstonville Area Plan, 1987*, and are located at 704-605 Center Road, Susanville, CA, (Parcel 13 does not have an assigned address) immediately north and east of the intersection of Center and Johnstonville Roads. Parcel 12: APN 116-090-42. Parcel 13: APN 116-090-30. Staff Contact: Stefano Richichi, Associate 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 #2019-006, proposing a lot line adjustment between two parcels that together total approximately 114.65 acres.
2. According to the applicant, Lot 12 is currently 49.65 acres in size, whereas Lot 13 is currently 65 acres in size.
3. If approved, Proposed Parcel 12 would be five acres in size, whereas Proposed Parcel 13 would be 109.65 acres in size.
4. Parcel 12 is zoned A-2-B-10-A (Agricultural Residential District, 10-Acre Building Site Combining District, Agricultural Combining District), while the northern portion of Parcel 13 is zoned A-2-B-10-A, but the southern portion is zoned A-2-B-10-A-F (Agricultural Residential District, 10-Acre Building Site Combining District, Agricultural Combining District, Floodplain Combining District).

5. Parcel 12 currently contains one home, four sheds, and a barn. Parcel 13 does not contain any known improvements.
6. Future development is subject to the 30-foot setback required per Lassen County Code Section 9.16.103(d)(1)(A).
7. All of the existing improvements on Parcel 12 currently comply with the 30-foot fire safety setback requirement, the setback requirements found at Lassen County Code Section 18.18.050, which relates development standards in an A-2 district, and Lassen County Code Section 18.80.040, which relates development standards in an A Combining District, and would continue to do so if the lot line adjustment were approved.
8. 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... An advisory agency or local agency shall not impose conditions or exactions on its approval of a lot line adjustment except to conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances...*

9. In addition, Lassen County Code Section 16.04.060 states:

*No use of property shall be allowed, nor shall any subdivision of property be allowed, if such a use or subdivision would conflict with any note attached to any recorded final map or parcel map. Any notes affecting a property are valid and operative until such a time as a note is included on the most current recorded final or parcel map that identifies specific notes on previous final or parcel maps that are no longer valid or operative.*

10. The recorded final map for Cramer Ranch Estates Unit No. 2, recorded at Book 41, Page 48, (the map that created the subject parcels), has notes that apply to both Lots 12 and 13 that state: "DENSITY TRANSFER OPTION RESTRICTING REDIVISION."
11. The above note is valid and operative, and applies not only to Lots 12 and 13 as their boundaries currently exist, but said note would also apply to Proposed Lots 12 and 13 in the event that this lot line adjustment is approved.
12. Government Code Section 66412(d) above allows for local agencies to require conditions for the approval of a lot line adjustment in order for said lot line adjustment to conform to the zoning ordinance.

13. Moreover, Lassen County Code Section 18.84.060, which sets forth standards related to the density option, states in part:

*The proposed project shall include adequate measures to ensure that subsequent development of the project site or any portion thereof does not exceed the level of density otherwise permitted by development as per the specified minimum building site area, nor be inconsistent with the intent of the zoning. Such provisions may include, but are not limited to: rezoning of divided lands to a zoning district which precludes further development; notation of development restrictions on recorded land division maps or documents; and/or execution of a development restriction agreement between all parties of interest in the land being divided and the county.*

14. Specifically, the note referenced in Finding 10 is a “notation of [a] development [restriction] on [the] recorded [subdivision map]” that was implemented by the Planning Commission to approve Subdivision Map #2005-020, as part of the density option as set forth in the zoning ordinance.
15. In light of this, conformity with the zoning ordinance, as required by Government Code Section 66412(d), requires conformity with the note referenced in Finding 10.
16. Therefore, the Planning Division of the Lassen County Department of Planning and Building Services recommends that the Technical Advisory Committee adopt a condition that the Certificate of Lot Line Adjustment recorded for this project add a note which reiterates that is to be no further redivision of the parcels, as described in Finding 10 above.
17. As alluded to previously, the existing parcels were created by Subdivision Map #2005-020, Cramer Ranch Estates Unit No. 2, recorded at Book 41, Pages 48-50 of the Official Records of Lassen County, CA, and filed on December 21, 2006.
18. The Lassen County Planning Commission conditionally approved the above subdivision map by using the “density option” found at Lassen County Code Section 18.84.060 in its approval of Resolution Number 4-04-06, adopted on April 5, 2006. The Planning Commission’s decision was ultimately upheld by the Board of Supervisors on appeal.
19. The Director of the Department of Planning and Building Services finds that the proposed lot line adjustment is consistent with the overall density approved by the Planning Commission in Resolution Number 4-04-06. Therefore, the proposed lot line adjustment conforms to the zoning ordinance and no change to the density option (or density of the subdivision) is required for this application.
20. Pursuant to the *Johnstonville Area Plan, 1987*, the subject parcels have a “Rural Residential” land use designation.
21. Said area plan describes the “Rural Residential” land use designation as follows:

*Provides for medium density residential use in a rural environment. Parcels may or may not be served by paved roads or be connected to community water or sewer services. Parcel sizes generally range from three to twenty acres. Some parcels may be clustered with smaller parcels in exchange for retention of open space areas.*

22. Said area plan further describes the “Rural Residential” land use designation as follows:

*Policy: Rural Residential*

*17-A Rural residential uses shall be allowed in designated areas (See land use map), where existing uses, parcel sizes, or physical features make them unsuitable for agriculture or other forms of residential uses. Additionally, rural residential uses shall not be allowed where they will conflict with agricultural, resource, wildlife, or safety objectives.*

*Implementation: Rural Residential*

*17.1 Lot size recommendations for rural residential zoned areas shall be related to the environmental characteristics of the site.*

*17.2 Rural residential uses along State highways shall be limited for safety purposes.*

*17.3 Land designated rural residential on the land use map shall be zoned as “A-2”, Agricultural-Residential.*

23. Said area plan also states:

*Policy 1-A: Land uses within the 100 year flood plain shall not jeopardize life or property at either a specific site or downstream.*

*Implementation Measure 1.4: Land within 100 year flood plain areas should be designated and zoned for agriculture or other low intensity use and/or be combined with an “F”, Flood Plain Combining District zoning classification.*

*Policy 7-A: Agricultural land in Lassen County shall be protected for it’s [sic] economic importance, it’s [sic] contribution to the character of the community and its environmental values. Agricultural lands in the Planning Area shall be designated as either intensive or extensive agriculture.*

*Policy 7-B: Parcel sizes shall be retained at sufficient sizes for productive economic agricultural use.*

24. With the proposed condition below, the proposed lot line adjustment is consistent with the *Johnstonville Area Plan, 1987*, the *Lassen County General Plan, 2000* and the zoning standards set forth in Title 18 of the Lassen County Code.
25. The Technical Advisory Committee shall approve, conditionally approve, or disapprove this lot line adjustment application pursuant to Lassen County Code Section 16.12.040.

**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. The Certificate of Lot Line Adjustment recorded for Lot Line Adjustment #2019-006 shall include language that states: "DENSITY TRANSFER OPTION RESTRICTING REDIVISION." The Certificate of Lot Line Adjustment shall also explicitly state that the above note is from Subdivision Map #2005-020, Cramer Ranch Estates Unit No. 2, recorded at Book 41, Pages 48-50 of the Official Records of Lassen County, CA, and filed on December 21, 2006.

MLA:smr



*County of Lassen*  
Department of Planning and Building Services

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

July 16, 2019

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  
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: August 1, 2019

Zoning & Building  
Inspection Requests  
Phone: 530 257-5263

FROM: Don Willis, Lassen County Surveyor

RE: Lot Line Adjustment No. 2019-006 – The Cramer Family Trust.  
Assessor's Parcel Numbers: 116-090-30 and 116-090-42.

**LASSEN COUNTY SURVEYOR FINDS AS FOLLOWS:**

1. The application and tentative map submitted for Lot Line Adjustment No. 2019-006 show two Assessor's Parcels involved in the proposed boundary line adjustment. These parcels are known as Assessor's Parcel Numbers 116-090-30 and 116-090-42 and are located within portions of Sections 1, 2, 11 and 12, Township 29 North, Range 12 East, Mount Diablo Base and Meridian, in Lassen County, California.
2. Title to the Assessor's Parcel Numbers listed above is currently vested in the Cramer Family Trust, with Carol A. Cramer and Patricia H. Valceschini being successor co-trustees, as shown at a Declaration of Death of Trustee document recorded on February 3, 2011 as Document Number 2011-00523 of the Official Records of Lassen County. This document describes the "*Real Property Parcels in Cramer Family Trust Dated August 19, 1991*". Interestingly, it describes the subject parcels as part of Lot Line Adjustment No. 94114 which was recorded on December 12, 1994 in Book 608, Pages 760-763, of the Official Records of Lassen County. This is despite Subdivision No. 2005-020, Cramer Ranch Estates Unit No. 2, being recorded *after* the Lot Line Adjustment was recorded in 1994. The subdivision is further described in Findings Item Number Three below.
3. The subject parcels described above were reconfigured in 2006 when Subdivision No. 2005-020, Cramer Ranch Estates Unit No. 2, was filed in Book 41 of Maps, Pages 48-50, of the Official Records of Lassen County. This subdivision created thirteen separate parcels from lands held by the Cramer Family Trust and reconfigured some of the boundary lines that had been created as a result of Lot Line Adjustment No. 94114. Lot 12 of said Cramer Ranch Estates Unit No. 2 is represented by Assessor's Parcel Number 116-090-42 and Lot 13 is represented by Assessor's Parcel Number 116-090-30. It does not appear that any deeds evidencing this reconfiguration have been recorded by the Cramer Family Trust, other than the above mentioned Declaration of Death of Trustee document described in Findings Item Number Two above.

4. The tentative map submitted for Lot Line Adjustment No. 2019-006 shows that Lots 12 and 13 of the Cramer Ranch Estates Unit No. 2 subdivision are to be reconfigured to create a 5.0 acre parcel and an approximate 109.65 acre parcel. Existing Lot 12 of the Cramer Ranch Estates Unit No. 2 subdivision is currently 49.18 acres in size and existing Lot 13 of said Cramer Ranch Estates Unit No. 2 is currently 65 acres in size.
5. There are "notes" shown for Lots 12 and 13 of the Cramer Ranch Estates Unit No. 2 subdivision which indicate that a "density option" was utilized when the parcels were created, which is allowable under Section 18.84.060 of the Lassen County Code. The "notes" on the subdivision map read *"Density Transfer Option Restricting Redivision"* for both said Lots 12 and 13. The current project is a Lot Line Adjustment proposal which does not create additional parcels and the Director of the Department of Planning and Building Services finds that the proposal is consistent with the overall density as approved by the Lassen County Planning Commission, under Resolution Number 4-04-06, for the Cramer Ranch Estates Unit No. 2 subdivision. The "notes" shown on said subdivision will remain *"valid and operative until such a time as a note is included on the most current recorded final or parcel map that identifies specific notes on previous final or parcel maps that are no longer valid or operative"* in accordance with Section 16.04.060 of the Lassen County Code.
6. The subject parcels were created in compliance with the Subdivision Map Act and local ordinances when the subdivision map of Cramer Ranch Estates Unit No. 2 was approved by the Lassen County Board of Supervisors on December 19, 2006. This map was filed on December 21, 2006 in Book 41 of Maps, Pages 48-50, of the Official Records of Lassen County.
7. The existing subject parcels currently abut Center Road, County Road No. 215, which is in the County maintained road system. Existing Lot 13 of the Cramer Ranch Estates Unit No. 2 subdivision also currently abuts Johnstonville Road North, County Road No. 238, which is in the County maintained system. The proposed parcels will continue to abut Center Road and said Lot 13 will continue to abut Johnstonville Road, as shown on the tentative map submitted for Lot Line Adjustment No. 2019-006.
8. 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.
9. 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. 2019-006 (THE CRAMER  
FAMILY TRUST):**

1. The applicant 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. 2019-006.
2. The adjustment of the boundary lines shall be completed as shown on the application and tentative map submitted for Lot Line Adjustment No. 2019-006.
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 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 either Carol A. Cramer or Patricia H. Valceschini, as Successor Co-Trustees, for 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. 2019-006 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. 2019-006, 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. 2019-006, 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.

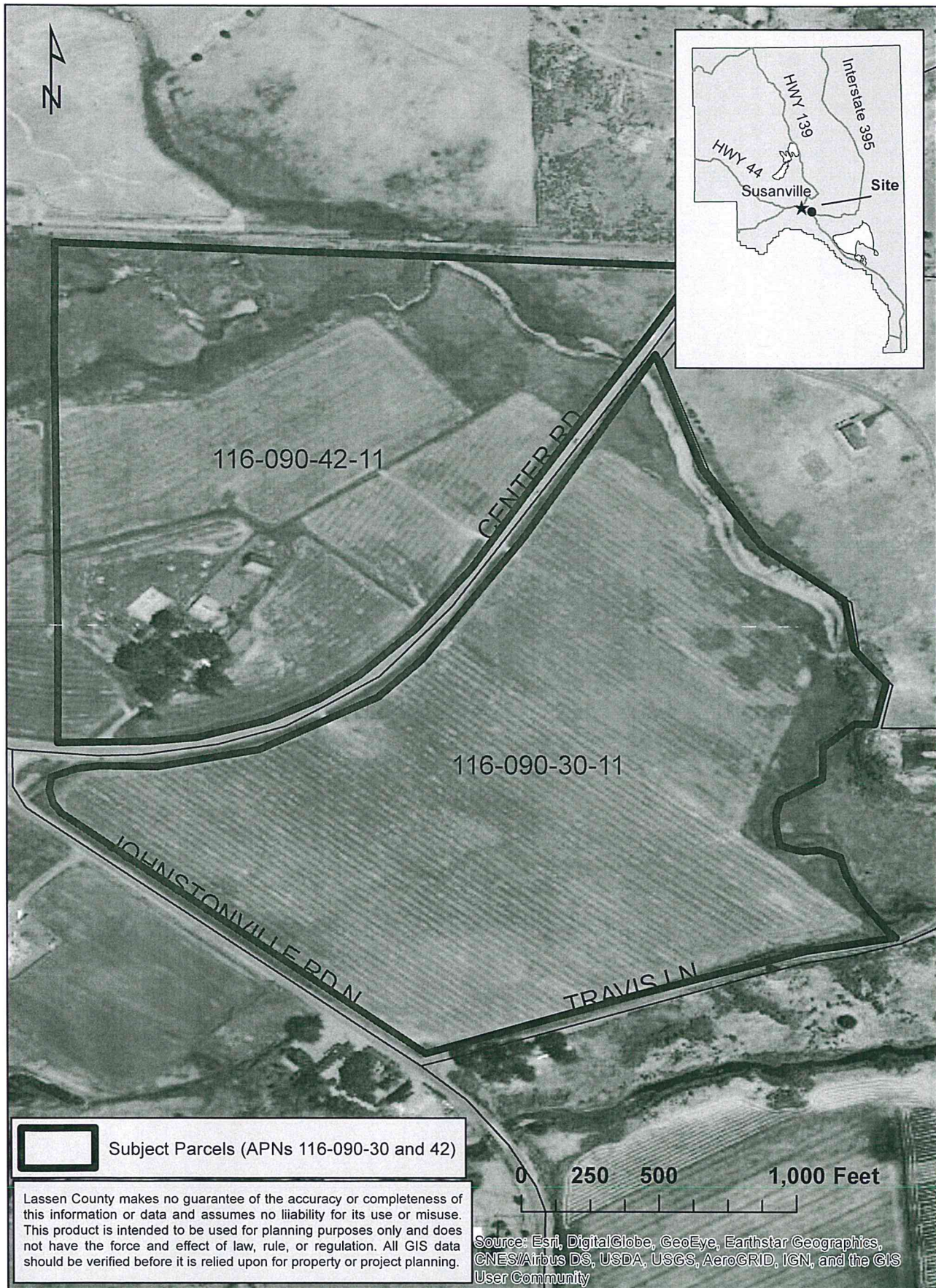
7. Prior to recordation of the Certificate of Lot Line Adjustment, documentation shall be provided to the Lassen County Surveyor's Office which demonstrates that the Lassen County Tax Collector is satisfied that all current and delinquent property taxes have been paid, including funds deposited that 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.

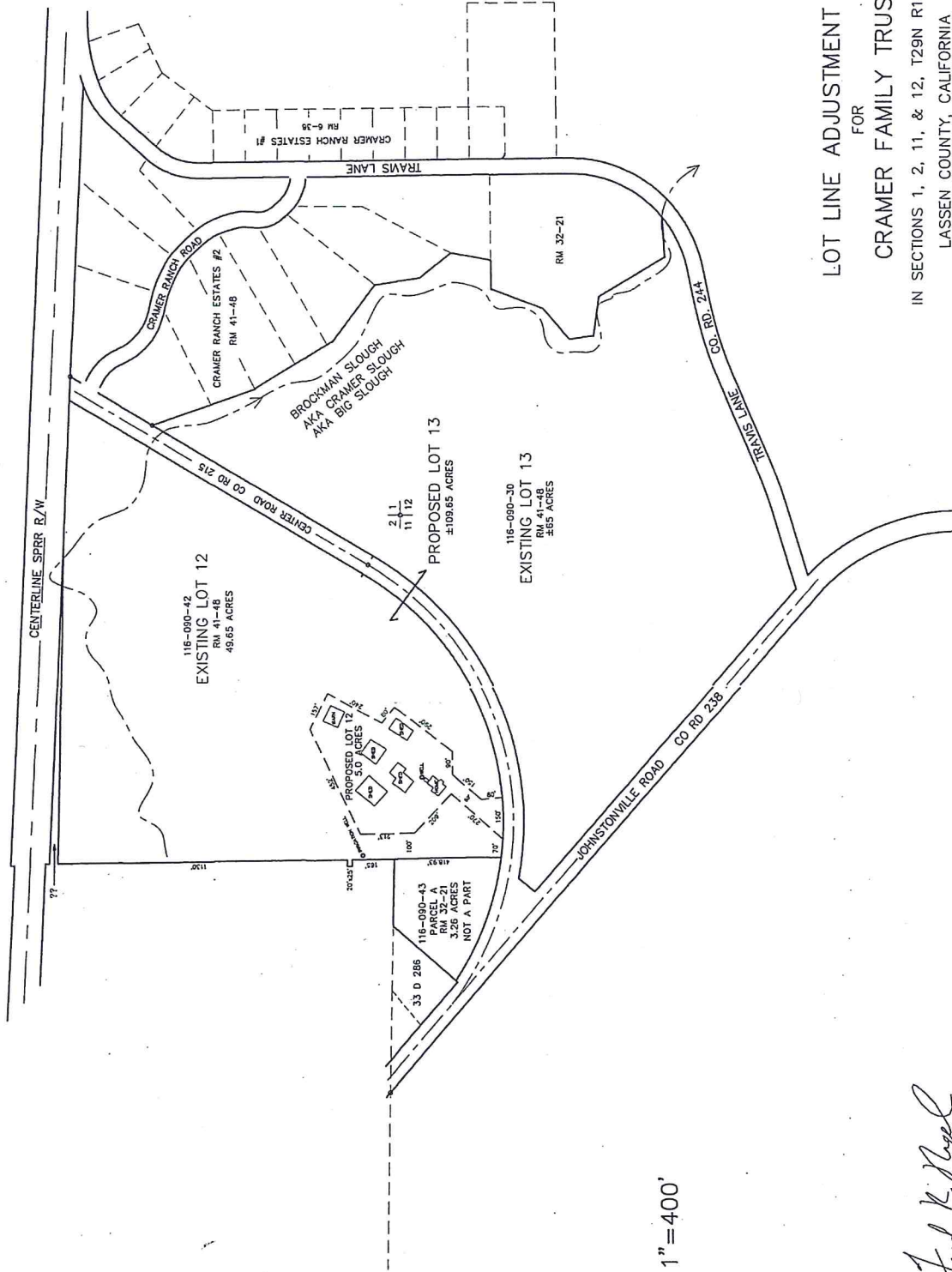
Respectfully submitted,



Don Willis, L.S. 7742  
Lassen County Surveyor

# Lot Line Adjustment #2019-006, Cramer Family Trust





LOT LINE ADJUSTMENT MAP  
FOR  
CRAVER FAMILY TRUST  
IN SECTIONS 1, 2, 11, & 12, T29N R12E, MDM  
LASSEN COUNTY, CALIFORNIA  
JUNE 14, 2019



*Fred R. Nagel*



# LOT LINE/MERGER APPLICATION

RECEIVED

FILING FEE: \$175  
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

JUN 17 2019

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. LL2019-006

<b>Property Owner/s</b>		<b>Property Owner/s</b>	
Name:	<u>Cramer Family Trust</u>	Name:	
Mailing Address:	<u>13770 Pleasant Vista</u>	Mailing Address:	
City, ST, Zip:	<u>Auburn, CA 95603</u>	City, ST, Zip:	
Telephone:	<u>885-1538</u> Fax:	Telephone:	Fax:
Email:	<u>CCramer941@gmail.com</u>	Email:	

<b>Applicant/Authorized Representative*</b>		<b>Agent (Land Surveyor/Engineer/Consultant)</b>	
Same as above: <input type="checkbox"/>		Correspondence also sent to: <input checked="" type="checkbox"/>	
Name:	<u>Patricia Valceschini</u>	Name:	<u>Fred Nagel</u>
Mailing Address:	<u>705-330 Travis Ln.</u>	Mailing Address:	<u>697-1000 Gold Run Rd</u>
City, ST, Zip:	<u>Susanville, CA 96130</u>	City, ST, Zip:	<u>Susanville, CA 96130</u>
Telephone:	<u>310 1160</u> Fax:	Telephone:	<u>257-4029</u> Fax:
Email:	<u>trishv757@gmail.com</u>	Email:	<u>frnng@a.lassen-ca.gov</u>
		License #:	<u>653989</u>

<b>Project Address or Specific Location:</b> <u>704-605 Center Road</u>			
Deed Reference: Book:	<u>543</u>	Page:	<u>643</u>
		Year:	<u>1991</u>
		Doc#:	
<b>Zoning:</b>		<b>General Plan Designation:</b>	
Parcel Size (acreage): <u>114.65</u>		Section: <u>6, 2, 11, 12</u> Township: <u>29N</u> Range: <u>12E</u>	

Assessor's Parcel Number(s):	<u>116-090-30</u>	<u>116-090-1/2</u>	-
	-	-	-

Parcel	Size before adjustment (sq. ft. or acres)	Size after adjustment (sq. ft. or acres)
A <u>12</u>	<u>49.65</u>	<u>5.0 Ac.</u>
B <u>13</u>	<u>± 65</u>	<u>± 109.65</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).	
Date:		<u>Patricia Valceschini</u>	Date: <u>6-17-19</u>
Date:			Date:

See associated process form for required attachments and instructions.