



County of Lassen

Department of Planning and Building Services

• Planning

• Building Permits

• Code Enforcement

• Surveyor

• Surface Mining

October 2, 2020

Maurice L. Anderson, *Director*

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 **DRAFT**

TO: Technical Advisory Committee
Agenda Date: November 5, 2020

Zoning & Building

Inspection Requests

Phone: 530 257-5263

FROM: Don Willis, Lassen County Surveyor

RE: Recordation of Notice of Violation No. 2020-005 – Gail and Wilma Thompson.
Assessor's Parcel Number: 045-150-56.

PROJECT DESCRIPTION: NOTICE OF INTENT TO RECORD NOTICE OF VIOLATION NO. 2020-005, GAIL AND WILMA THOMPSON. The Lassen County Technical Advisory Committee will receive and consider evidence to determine if a Notice of Violation should be recorded for a parcel of land 10 acres in size that is located approximately six miles northeasterly of Ravendale, California. The subject property is located in a portion of Section 22, Township 35 North, Range 15 East, Mount Diablo Base and Meridian. The current zoning of the subject parcel is U-C-2 (Upland Conservation/Resource Management District) and is designated "Extensive Agriculture" by the *Lassen County General Plan, 2000*. A Notice of Violation will be recorded if the Technical Advisory Committee determines that the subject parcel was created in violation of the provisions of the California Subdivision Map Act. Assessor's Parcel Number: 045-150-56. Staff Contact: Don Willis, P.L.S., Lassen County Surveyor.

LASSEN COUNTY SURVEYOR FINDS AS FOLLOWS:

1. The parcel to be considered for Notice of Violation Number 2020-005 is known as Assessor's Parcel Number 045-150-56 and title is currently vested in Gail W. Thompson and Wilma J. Thompson, husband and wife, per a Grant Deed recorded on February 17, 1981 in Book 382, Page 94, of the Official Records of Lassen County, California.
2. The legal description shown at the vesting deed listed in Findings Item Number One above describes the property as the Southeast one-quarter of the Northwest one-quarter of the Northeast one-quarter (SE1/4 NW1/4 NE1/4) of Section 22, Township 35 North, Range 15 East, Mount Diablo Base and Meridian.
3. The subject parcel is 10 acres in size and was initially created by recordation of the Grant Deed described in Findings Item Number One above, which was recorded on February 17, 1981. Prior to recordation of this deed, the subject parcel had been included with other lands described as the East one-half of the West one-half of the Northeast one-quarter (E1/2 W1/2 NE1/4) of said Section 22. This is evidenced by a Joint Tenancy Grant Deed that was recorded on December 23, 1970 in Book 240, Page 596, of the Official Records of Lassen County. This legal description describes a 40 acre parcel that denotes lands currently

represented by Assessor's Parcel Numbers 045-150-19, 045-150-56, 045-150-57 and 045-150-58 and would be considered a single "legal" parcel under the provisions of the Subdivision Map Act. Any division of this parcel after March 4, 1972 would need to be accomplished by filing either a parcel map or a final map which has received approval from a local agency, otherwise a violation of the provisions of the Subdivision Map Act would occur.

4. The land division that occurred in 1981, as described in Findings Item Number Three above, was completed without the approval of a final map or parcel map and was therefore not accomplished in compliance with the Subdivision Map Act (Government Code Sections 66410, et seq.) and Lassen County Subdivision Ordinance 435 (the ordinance in effect at the time of the violation).
5. The current owners of the subject property are *not* the same owner that created the original violation. Lassen County Subdivision Ordinance 435 was the ordinance in effect at the time the current owners originally acquired their interests in the property on February 17, 1981.
6. A Notice of Intent to Record Notice of Violation No. 2020-005 was sent to the record owners, Gail and Wilma Thompson, by certified mail on September 18, 2020.

LASSEN COUNTY SURVEYOR RECOMMENDS THE FOLLOWING CONDITIONS FOR NOTICE OF VIOLATION NO. 2020-005 (GAIL AND WILMA THOMPSON):

1. Based on the findings made above, the Lassen County Surveyor recommends that the Technical Advisory Committee approve recordation of a Notice of Violation for that certain parcel known as Assessor's Parcel Number 045-150-56, currently owned by Gail W. Thompson and Wilma J. Thompson, husband and wife, as described in a Grant Deed recorded on February 17, 1981 in Book 382, Page 94, of the Official Records of Lassen County, California.

Respectfully submitted,



Don Willis, L.S. 7742
Lassen County Surveyor



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Phone: 530 257-5263

FROM: Don Willis, Lassen County Surveyor

RE: Recordation of Notice of Violation No. 2020-006 – Ana-Luisa Horak Kohls.
Assessor's Parcel Number: 045-150-57.

PROJECT DESCRIPTION: NOTICE OF INTENT TO RECORD NOTICE OF VIOLATION NO. 2020-006, ANA-LUISA HORAK KOHLS. The Lassen County Technical Advisory Committee will receive and consider evidence to determine if a Notice of Violation should be recorded for a parcel of land 10 acres in size that is located approximately six miles northeasterly of Ravendale, California. The subject property is located in a portion of Section 22, Township 35 North, Range 15 East, Mount Diablo Base and Meridian. The current zoning of the subject parcel is U-C-2 (Upland Conservation/Resource Management District) and is designated "Extensive Agriculture" by the *Lassen County General Plan, 2000*. A Notice of Violation will be recorded if the Technical Advisory Committee determines that the subject parcel was created in violation of the provisions of the California Subdivision Map Act. Assessor's Parcel Number: 045-150-57. Staff Contact: Don Willis, P.L.S., Lassen County Surveyor.

LASSEN COUNTY SURVEYOR FINDS AS FOLLOWS:

1. The parcel to be considered for Notice of Violation Number 2020-006 is known as Assessor's Parcel Number 045-150-57 and title is currently vested in Ana-Luisa Horak Kohls, an unmarried woman, per a Grant Deed recorded on May 19, 2015 as Document No. 2015-02136 of the Official Records of Lassen County, California.
2. The legal description shown at the vesting deed listed in Findings Item Number One above describes the property as the East one-half of the East one-half of the Southwest one-quarter of the Northeast one-quarter (E1/2 E1/2 SW1/4 NE1/4) of Section 22, Township 35 North, Range 15 East, Mount Diablo Base and Meridian.
3. The subject parcel is 10 acres in size and was initially created by recordation of a Grant Deed recorded on August 2, 1982 in Book 405, Page 238, of the Official Records of Lassen County. Prior to recordation of this deed, the subject parcel had been included with other lands described as the East one-half of the West one-half of the Northeast one-quarter (E1/2 W1/2 NE1/4) of said Section 22. This is evidenced by a Joint Tenancy Grant Deed that was recorded on December 23, 1970 in Book 240, Page 596, of the Official Records of Lassen County. This legal description describes a 40 acre parcel that denotes lands currently

represented by Assessor's Parcel Numbers 045-150-19, 045-150-56, 045-150-57 and 045-150-58 and would be considered a single "legal" parcel under the provisions of the Subdivision Map Act. Any division of this parcel after March 4, 1972 would need to be accomplished by filing either a parcel map or a final map which has received approval from a local agency, otherwise a violation of the provisions of the Subdivision Map Act would occur.

4. The land division that occurred in 1982, as described in Findings Item Number Three above, was completed without the approval of a final map or parcel map and was therefore not accomplished in compliance with the Subdivision Map Act (Government Code Sections 66410, et seq.) and Lassen County Subdivision Ordinance 435 (the ordinance in effect at the time of the violation).
5. The current owner of the subject property is *not* the same owner that created the original violation. Lassen County Subdivision Ordinance 475A was the ordinance in effect at the time the current owner originally acquired her interest in the property on May 19, 2015.
6. A Notice of Intent to Record Notice of Violation No. 2020-006 was sent to the record owner, Ana-Luisa Horak Kohls, by certified mail on September 18, 2020.

**LASSEN COUNTY SURVEYOR RECOMMENDS THE FOLLOWING CONDITIONS FOR
NOTICE OF VIOLATION NO. 2020-006 (ANA-LUISA HORAK KOHLS):**

1. Based on the findings made above, the Lassen County Surveyor recommends that the Technical Advisory Committee approve recordation of a Notice of Violation for that certain parcel known as Assessor's Parcel Number 045-150-57, currently owned by Ana-Luisa Horak Kohls, an unmarried woman, as described in a Grant Deed recorded on May 19, 2015 as Document No. 2015-02136 of the Official Records of Lassen County, California.

Respectfully submitted,



Don Willis, L.S. 7742
Lassen County Surveyor



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A red stamp with the word "DRAFT" in a bold, sans-serif font, preceded by a small icon of a document with a red 'D'.

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FROM: Don Willis, Lassen County Surveyor

RE: Recordation of Notice of Violation No. 2020-007 – David and Rhonda Shaw.
Assessor's Parcel Number: 045-150-58.

PROJECT DESCRIPTION: NOTICE OF INTENT TO RECORD NOTICE OF VIOLATION NO. 2020-007, DAVID AND RHONDA SHAW. The Lassen County Technical Advisory Committee will receive and consider evidence to determine if a Notice of Violation should be recorded for a parcel of land 10 acres in size that is located approximately six miles northeasterly of Ravendale, California. The subject property is located in a portion of Section 22, Township 35 North, Range 15 East, Mount Diablo Base and Meridian. The current zoning of the subject parcel is U-C-2 (Upland Conservation/Resource Management District) and is designated "Extensive Agriculture" by the *Lassen County General Plan, 2000*. A Notice of Violation will be recorded if the Technical Advisory Committee determines that the subject parcel was created in violation of the provisions of the California Subdivision Map Act. Assessor's Parcel Number: 045-150-58. Staff Contact: Don Willis, P.L.S., Lassen County Surveyor.

LASSEN COUNTY SURVEYOR FINDS AS FOLLOWS:

1. The parcel to be considered for Notice of Violation Number 2020-007 is known as Assessor's Parcel Number 045-150-58 and title is currently vested in David Shaw and Rhonda Shaw, per a Grant Deed recorded on August 10, 2018 as Document No. 2018-03128 of the Official Records of Lassen County, California.
2. The legal description shown at the vesting deed listed in Findings Item Number One above describes the property as the West one-half of the East one-half of the Southwest one-quarter of the Northeast one-quarter (W1/2 E1/2 SW1/4 NE1/4) of Section 22, Township 35 North, Range 15 East, Mount Diablo Base and Meridian.
3. The subject parcel is 10 acres in size and was initially created by recordation of a Grant Deed recorded on June 10, 1981 in Book 387, Page 270, of the Official Records of Lassen County. Prior to recordation of this deed, the subject parcel had been included with other lands described as the East one-half of the West one-half of the Northeast one-quarter (E1/2 W1/2 NE1/4) of said Section 22. This is evidenced by a Joint Tenancy Grant Deed that was recorded on December 23, 1970 in Book 240, Page 596, of the Official Records of Lassen County. This legal description describes a 40 acre parcel that denotes lands currently

represented by Assessor's Parcel Numbers 045-150-19, 045-150-56, 045-150-57 and 045-150-58 and would be considered a single "legal" parcel under the provisions of the Subdivision Map Act. Any division of this parcel after March 4, 1972 would need to be accomplished by filing either a parcel map or a final map which has received approval from a local agency, otherwise a violation of the provisions of the Subdivision Map Act would occur.

4. The land division that occurred in 1981, as described in Findings Item Number Three above, was completed without the approval of a final map or parcel map and was therefore not accomplished in compliance with the Subdivision Map Act (Government Code Sections 66410, et seq.) and Lassen County Subdivision Ordinance 435 (the ordinance in effect at the time of the violation).
5. The current owners of the subject property are *not* the same owner that created the original violation. Lassen County Subdivision Ordinance 475A was the ordinance in effect at the time the current owners acquired their interests in the property on August 10, 2018.
6. A Notice of Intent to Record Notice of Violation No. 2020-007 was sent to the record owners, David Shaw and Rhonda Shaw, by certified mail on September 18, 2020.

LASSEN COUNTY SURVEYOR RECOMMENDS THE FOLLOWING CONDITIONS FOR NOTICE OF VIOLATION NO. 2020-007 (DAVID AND RHONDA SHAW):

1. Based on the findings made above, the Lassen County Surveyor recommends that the Technical Advisory Committee approve recordation of a Notice of Violation for that certain parcel known as Assessor's Parcel Number 045-150-58, currently owned by David Shaw and Rhonda Shaw, as described in a Grant Deed recorded on August 10, 2018 as Document No. 2018-03128 of the Official Records of Lassen County, California.

Respectfully submitted,



Don Willis, L.S. 7742
Lassen County Surveyor