



County of Lassen

Department of Planning and Building Services

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

Maurice L. Anderson, Director

707 Nevada Street, Suite 5

Susanville, CA 96130-3912

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December 20, 2021

DRAFT

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: January 6, 2022

FROM: Maurice Anderson, Director

RE: LOT LINE ADJUSTMENT #2021-010, Jensen/Drury, Technical Advisory Meeting
Findings and Conditions.

LOT LINE ADJUSTMENT #2021-010, Jensen/Drury. The applicants are proposing a lot line adjustment between two legal parcels that together total approximately 4.7 acres. "Parcel A" is currently 2.5 acres, and "Parcel B" is currently 2.2 acres. If the Lot Line Adjustment were approved, Parcel A would become 2.1 acres, and Parcel B would become 2.6 acres. Both Parcels are Zoned R-1-B-2.5-AA-D (Single-Family Residential 2.5-Acre Building Site Accessory Animal Design Combining District), and are designated "Rural Residential" by the *Lassen County General Plan, 2000*, as amended by the *Richmond/Gold Run Area Plan, 1993*. The subject parcels are located along Old Archery Road, approximately 5 miles south of Susanville via Richmond Road and Wingfield Road. Parcel A: APN 116-290-017; Parcel B: APNs 116-290-035, 068. Staff Contact: Nancy McAllister, Senior Planner

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

1. The property owners have submitted a lot line adjustment application proposing an adjustment of approximately 0.4 acres between two legal parcels totaling 4.7 acres.
2. "Parcel A" is currently 2.5 acres, and "Parcel B" is 2.2 acres.
3. If approved, Parcel A would become 2.1 acres and Parcel B would become 2.6 acres.
4. The Lassen County Surveyor has indicated that both parcels were created legally.
5. Both Parcels are zoned R-1-B-2.5-AA-D (Single-Family Residential 2.5-Acre Building Site Accessory Animal Design Combining District), and are designated "Rural Residential" by the *Lassen County General Plan, 2000*, as amended by the *Richmond/Gold Run Area Plan, 1993*.

6. Although the minimum parcel size required for parcels within this zoning district is 2.5 acres or a 2.5-acre average, one existing parcel is already nonconforming and the adjustment would not make the configuration of the parcels more nonconforming. Also, the proposed configuration would result in each legal parcel lying entirely on one side of the roadway, as opposed to either parcel being split by the roadway.
7. In addition, the Lassen County General Plan 2000, states the following:

LU13 POLICY: The County may approve applications for lot line adjustment which will result in a parcel or parcels the size of which are smaller than the minimum parcel size otherwise stipulated in the applicable general plan land use designation and/or zoning district.

8. The Department of Planning and Building Services finds that the proposed lot line adjustment is consistent with the zoning standards set forth in Title 18 of the Lassen County Code.
9. The Department of Planning and Building Services finds that the proposed lot line adjustment is consistent with the *Lassen County General Plan, 2000*, as amended by the *Richmond/Gold Run Area Plan, 1993*.
10. According to the applicants, existing Parcel A is improved with a single-family residence, well, and septic system, and existing Parcel B is improved with a single-family residence, well, septic system, and shop. If the proposed parcel configuration is approved, all improvements will remain on their respective parcels and will continue to meet setback requirements.
11. The proposed lot line adjustment is exempt from the provisions of the Subdivision Map Act, pursuant to Section 66412(d) of the Government Code, which 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."

12. The Technical Advisory Committee shall approve, conditionally approve, or disapprove this lot line adjustment application pursuant to Lassen County Code Section 16.12.040.
13. 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:

None.

MLA:njm



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December 17, 2021

 **DRAFT**

Maurice L. Anderson, Director

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website: www.co.lassen.ca.us

TO: Technical Advisory Committee
Agenda Date: January 6, 2022

FROM: Don Willis, Lassen County Surveyor

RE: Lot Line Adjustment No. 2021-010 – Drury Family Trust /
Jensen Family 2005 Revocable Trust.
Assessor's Parcel Numbers: 116-290-017, 116-290-035
and 116-290-068.

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LASSEN COUNTY SURVEYOR FINDS AS FOLLOWS:

1. The application and tentative map submitted for Lot Line Adjustment No. 2021-010 show two parcels involved in the proposed boundary line adjustment. These parcels are represented by Assessor's Parcel Numbers 116-290-017 (Drury), 119-290-035 and 116-290-068 (Jensen). The subject lands are located within a portion of Section 20, Township 29 North, Range 12 East, Mount Diablo Base and Meridian, in Lassen County, California.
2. Title to the lands represented by Assessor's Parcel Number 116-290-017 is currently vested in Veryl C. Drury and Dollie E. Drury, Co-Trustees of the Drury Family Trust dated March 6, 2001, for the benefit of Veryl C. Drury and Dollie E. Drury, per a Quitclaim Deed that was recorded on March 7, 2001 as Document No. 2001-01378 of the Official Records of Lassen County. The legal description within this document describes a single parcel by aliquot description. These lands are described as the East one-half of the East one-half of the East one-half of the North one-half of the Northeast one-quarter of the Southeast one-quarter (E1/2 E1/2 E1/2 N1/2 NE1/4 SE1/4) of Section 20, Township 29 North, Range 12 East, Mount Diablo Base and Meridian.
3. Title to the lands represented by Assessor's Parcel Numbers 116-290-035 and 116-290-068 is currently vested in Mark Jensen and Debbie Jensen, Trustees of the Jensen Family 2005 Revocable Trust, u/t/a dated January 3, 2005, per a Quitclaim Deed that was recorded on March 4, 2005 as Document No. 2005-01791 of the Official Records of Lassen County. The legal description within this document describes two separate parcels, with Parcel One being described as the East 330 feet of the North 260 feet of the South 660 feet of the Northeast one-quarter of the Southeast one-quarter (NE1/4 SE1/4) of Section 20, Township 29 North, Range 12 East, Mount Diablo Base and Meridian. Parcel Two is described by a metes and bounds description and is of a portion of the West one-half of the East one-half of the East one-half of the North one-half of the Northeast one-quarter of the Southeast one-quarter (W1/2 E1/2 E1/2 N1/2 NE1/4 SE1/4) of Section 20, Township 29 North, Range 12 East, Mount Diablo Base and Meridian. The lands described by this parcel are represented by said Assessor's Parcel Number 116-290-068.

4. The underlying legal parcel for the lands represented by Assessor's Parcel Number 116-290-017 (Drury) was traced back to a Grant Deed that was recorded on November 12, 1965 in Book 203, Page 119, of the Official Records of Lassen County. The legal description in this document exactly matches the legal description in the current vesting deed. Further, this parcel did not result in a land division from five or more parcels as a previously recorded Grant Deed demonstrates. This Grant Deed was recorded on May 2, 1963 in Book 179, Page 106, of the Official Records of Lassen County and the legal description in this deed exactly matches the legal descriptions in the other deeds described above. Therefore, this parcel is in compliance with the provisions of the Subdivision Map Act (specifically Section 66412.6(a) of the Map Act) and local ordinances since it existed in its current configuration prior to March 4, 1972 and did not result from a division of land in which more than five parcels were created.
5. The underlying legal parcel for the lands represented by Assessor's Parcel Numbers 116-290-035 and 116-290-068 (Jensen) has been previously recognized by the County of Lassen through approval of Lot Line Adjustment No. 10-01-84. This adjustment reconfigured the westerly portion of the northerly boundary line of lands represented by Assessor's Parcel Number 116-290-035 and shifted it northerly to the centerline of Old Archery Road. This adjustment was approved by the Lassen County Planning Commission on November 7, 1984 and an Individual Grant Deed, which cites the approved adjustment and also conveyed the lands represented by said Assessor's Parcel Number 116-290-068, was recorded on February 22, 1989 in Book 501, Page 651, of the Official Records of Lassen County. An Individual Grant Deed had previously been recorded on February 8, 1985 in Book 442, Page 267, of the Official Records of Lassen County, however the legal description within this document contained errors, thus the need for the 1989 re-recording. Based on the above, this parcel is in compliance with the provisions of the Subdivision Map Act and local ordinances.
6. The tentative map submitted for Lot Line Adjustment No. 2021-010 shows that the boundary line common to Assessor's Parcel Numbers 116-290-017 and 116-290-035 is to be shifted northerly to utilize the centerline of Old Archery Road as a new common boundary line. This would allow that portion of the Drury ownership, which is located southerly of said Old Archery Road, to be conveyed and merged with the remaining lands of the Jensen Family 2005 Revocable Trust, if the proposed adjustment were approved.
7. The application submitted for Lot Line Adjustment No. 2021-010 shows the Drury ownership labeled as Parcel A and the Jensen ownership labeled as Parcel B. Parcel A is currently 2.5 acres in size and would decrease to 2.1 acres in size if the proposed adjustment were approved. Parcel B is currently 2.2 acres in size and would increase to 2.6 acres if the proposed adjustment were approved.
8. Access to both subject parcels is provided by Old Archery Road, a privately maintained road that is not in the County maintained road system. The proposed adjustment would not change any existing access as the centerline of the road is proposed as the new boundary line.

9. There exists a non-exclusive easement/right-of-way for vehicular and pedestrian ingress/egress and for public utility purposes over and across the northerly 15 feet of lands represented by Assessor's Parcel Number 116-290-035. This is evidenced in a Grant Deed (Joint Tenancy) that was recorded on March 3, 1960 in Book 155, Page 254, of the Official Records of Lassen County. This easement existed when said Lot Line Adjustment No. 10-01-84 was approved in 1984 by the Lassen County Planning Commission as described in Findings Item Number Five above.
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. 2021-010 (DRURY FAMILY TRUST / JENSEN FAMILY 2005 REVOCABLE TRUST):

1. The applicants shall provide current Condition of Title Guarantee reports for the two parcels shown on the tentative map and listed on the application submitted for Lot Line Adjustment No. 2021-010, which are represented by Assessor's Parcel Numbers 116-290-017 (Drury), 116-290-035 and 116-290-068 (Jensen).
2. The adjustment of the boundary lines shall be completed as shown on the tentative map submitted for Lot Line Adjustment No. 2021-010.
3. No structures shall be constructed within the 15 feet wide easement/right-of-way for vehicular and pedestrian ingress/egress and public utility purposes that is located over the northerly 15 feet of lands represented by Assessor's Parcel Number 116-290-035 (Jensen). This easement is described in a Grant Deed (Joint Tenancy) that was recorded on March 3, 1960 in Book 155, Page 254, of the Official Records of Lassen County. This easement is also graphically shown on current Assessor's Parcel Map No. 116-29. If a permit for development is issued for construction of any structure, it shall be the applicants' responsibility to demonstrate to this Department that the structure(s) are not located within the easement.
4. 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 parcels and shall be executed by Veryl C. Drury and Dollie E. Drury, Co-Trustees of the Drury Family Trust dated March 6, 2001 and by Mark Jensen and Debbie

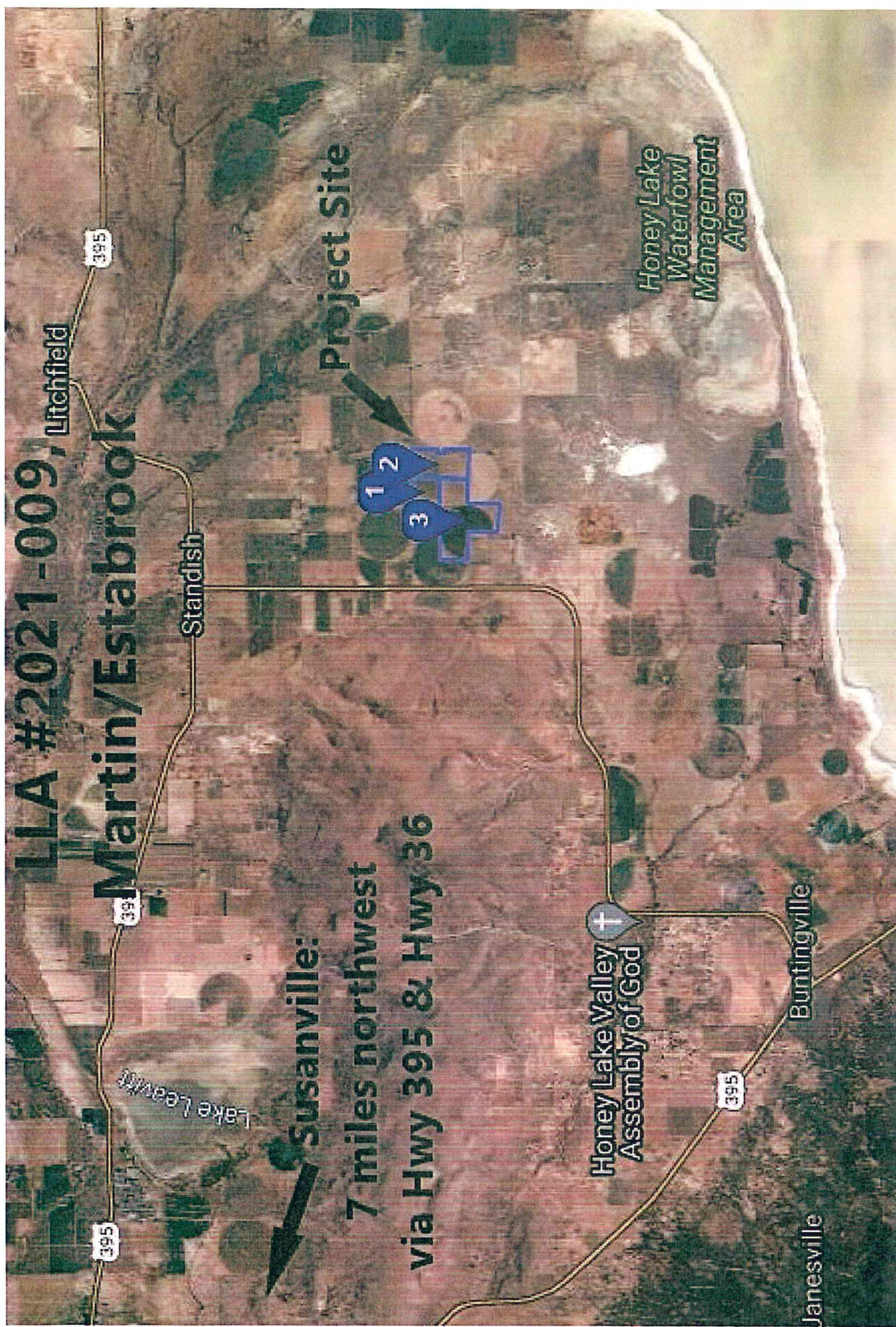
Jensen, Trustees of the Jensen Family 2005 Revocable Trust, u/t/a dated January 3, 2005, all as record owners of interest in the properties involved. The submittal of the Certificate of Lot Line Adjustment shall also include a statement from the Licensed Land Surveyor or Civil Engineer preparing it stating 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.

5. 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. 2021-010 and a Preliminary Change of Ownership Report shall accompany each executed deed.
6. 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. 2021-010, 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.
7. 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. 2021-010, 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.
8. 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



LLA #2021-010,

Jensen/Drury

116-290-017

Parcel A

1

Emerson Ditch

Proposed line

116-290-068

2

Parcel B

116-290-035

Existing line

to be removed

Wingfield Rd

Old Archery Rd

3



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

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES

DEC 03 2021

RECEIVED

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. LLA2021-010

Property Owner/s	Property Owner/s
Name: <u>Jensen Family Trust</u>	Name: <u>Veryl & Dollie Drury</u>
Mailing Address: <u>700-100 Old Archery Road</u>	Mailing Address: <u>700-165 Old Archery Road</u>
City, ST, Zip: <u>Susanville, CA 96130</u>	City, ST, Zip: <u>Susanville, CA 96130</u>
Telephone: <u>530-249-0888</u> Fax:	Telephone: <u>530-257-2396</u> Fax: <u>530-257-2396</u>
Email: <u>mjmarkjensen@gmail.com</u>	Email: <u>dolliedrury@gmail.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: <u>N/A</u>
Telephone: Fax:	Telephone: Fax:
Email:	Email: License #:

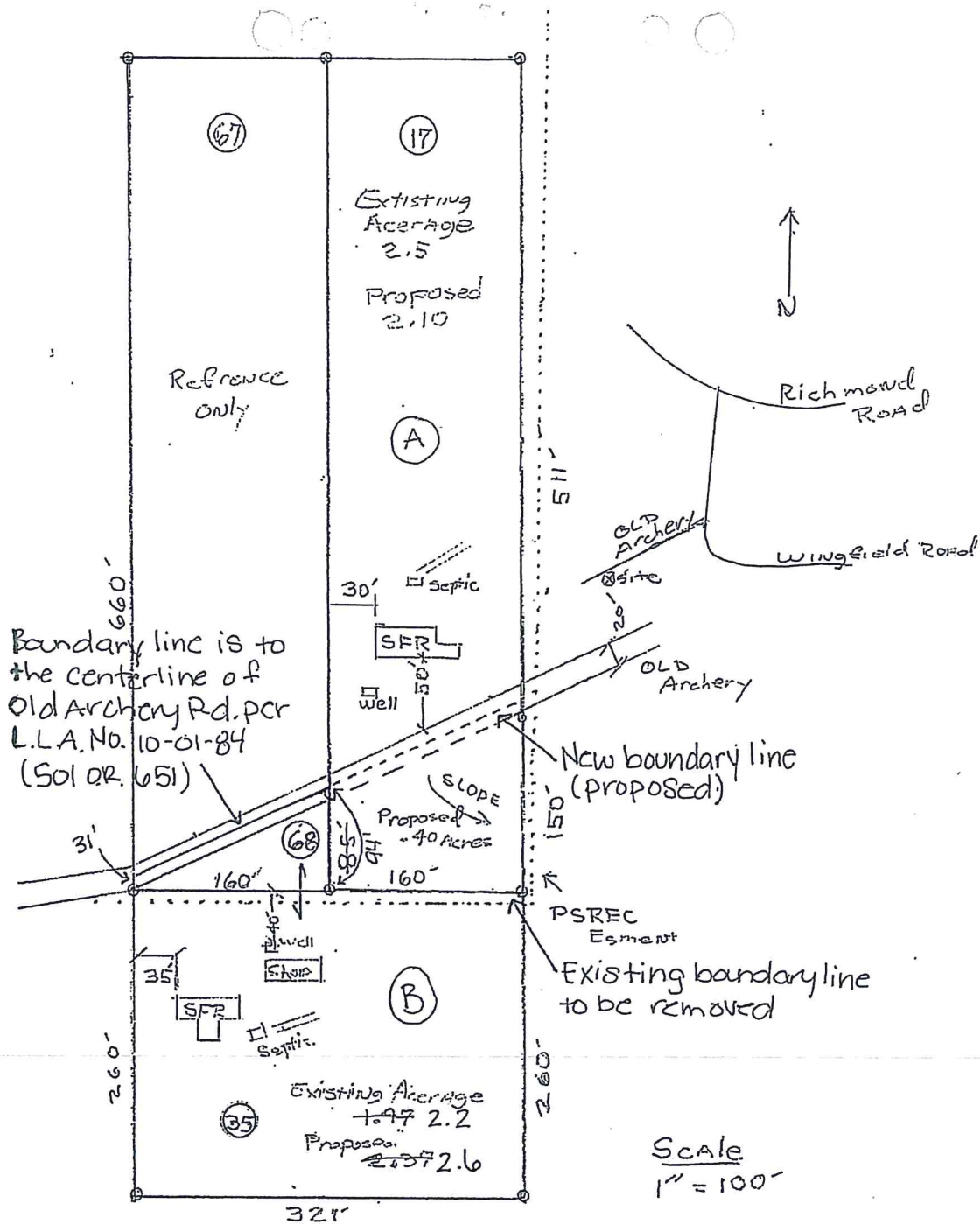
Project Address or Specific Location: <u>700-100 Old Archery Road</u>			
Deed Reference: Book:	Page:	Year:	Doc#:
Zoning: <u>R-1-B-2.5-AA-D</u>	General Plan Designation:		
Parcel Size (acreage): <u>1.97</u>	Section:	Township:	Range:

Assessor's Parcel Number(s):			
<u>116-290035-000</u>	<u>116-290068-000</u>	<u>116-290017-000</u>	
-	-	-	-

Parcel	Size before adjustment (sq. ft. or acres)	Size after adjustment (sq. ft. or acres)
A <u>(17)</u>	<u>2.5 Acres</u>	<u>2.10</u>
B <u>(35)</u>	<u>1.97 Acres</u>	<u>2.27 2.6 acres</u>
C <u>(68)</u>	<u>+23</u>	<u>+23</u>
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.	*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>Mark E. Jensen</u> Date: <u>12/3/21</u>	<u>N/A</u> Date:
<u>Veryl C. Drury</u> Date: <u>12/3/21</u>	Date:

See associated process form for required attachments and instructions.



	Co	APN	Owner	S Street Address	S City State Zip	Mail Address	Mail City	Mail State	Mail Zip
35	LAS	116-290-035-000	JENSEN FAMILY 2005 REVOCABLE TRUST	700100 OLD ARCHERY RD	SUSANVILLE CA 96130-5631	700-100 OLD ARCHERY RD	SUSANVILLE	CA	96130
68	LAS	116-290-068-000	JENSEN FAMILY 2005 REVOCABLE TRUST			700-100 OLD ARCHERY RD	SUSANVILLE	CA	96130
17	LAS	116-290-017-000	DRURY FAMILY TRUST	700165 OLD ARCHERY RD	SUSANVILLE CA 96130-5632	700-165 OLD ARCHERY RD	SUSANVILLE	CA	96130

From: Mark Jensen
To: Nancy McAllister
Subject: Re: LLA #2021-010, Jensen/Drury
Date: Monday, December 6, 2021 6:05:52 PM
Attachments: image001.png

This message comes from an external sender. EXTERNAL SENDER WARNING!

Nancy,
Thank you very much for your help with the corrections.
I agree with the corrections as shown.

Mark E.Jensen

On Mon, Dec 6, 2021 at 11:02 AM Nancy McAllister <nmcallister@co.lassen.ca.us> wrote:

Hello,

As discussed over the counter last week, I have edited your application to reflect the before and after acreage of the two legal parcels, as opposed to the before and after of the three Assessor's parcels (APNs 116-290-035 and 116-290-068 are one legal parcel). Your tentative map has also been edited to show the boundary lines at the center of Old Archery Road and the parcel dimensions, as they are shown in the legal description of the attached deed.

If you could both please respond to this email to confirm that you agree with the changes made to your application, we will begin processing.

Thank you,

Nancy J. McAllister

Senior Planner

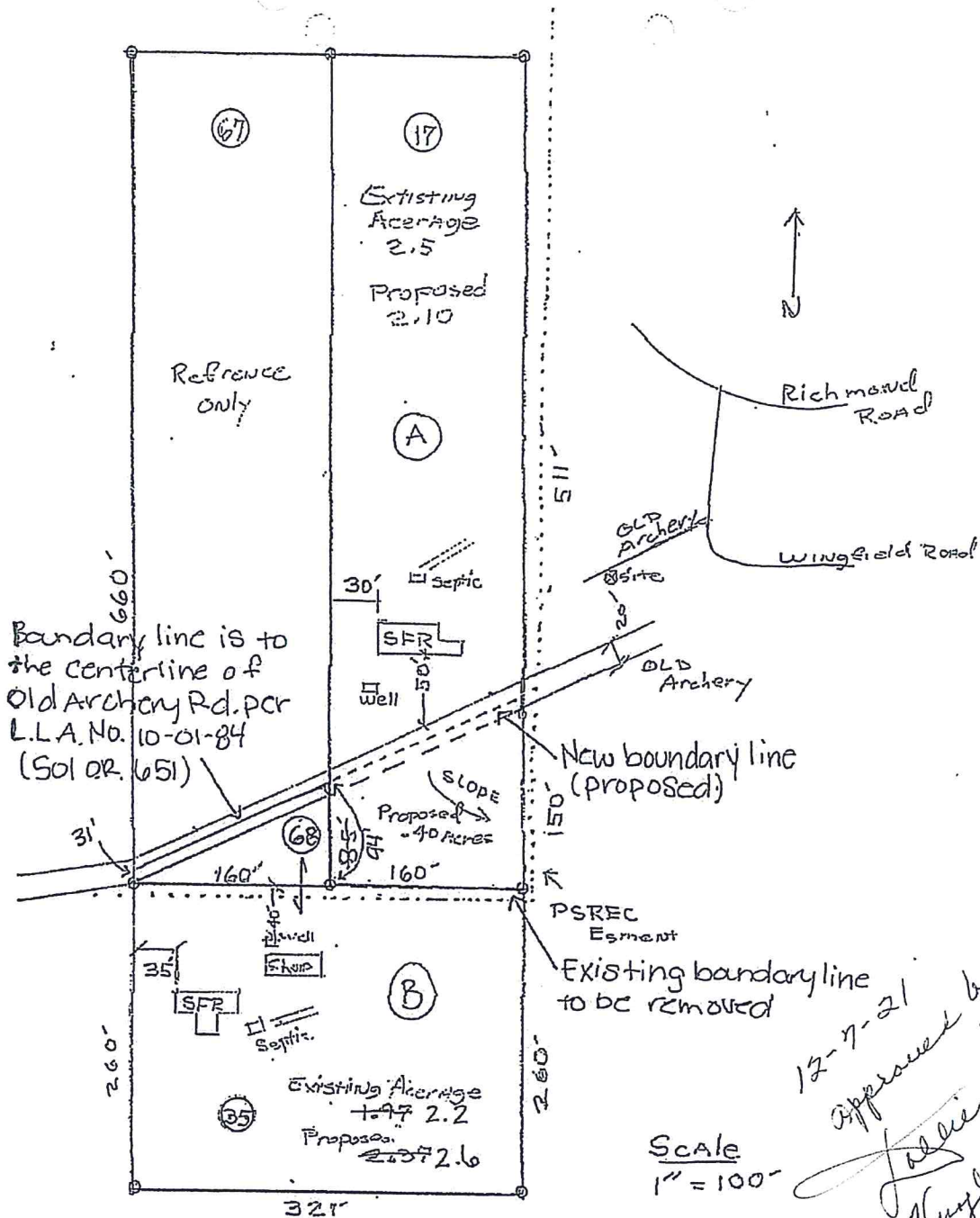
Planning and Building Services

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	Co	APN	Owner	S Street Address	S City State Zip	Mail Address	Mail City	Mail State	Mail Zip
(35)	LAS	116-290-035-000	JENSEN FAMILY 2005 REVOCABLE TRUST	700100 OLD ARCHERY RD	SUSANVILLE CA 96130-5631	700-100 OLD ARCHERY RD	SUSANVILLE	CA	96130
(38)	LAS	116-290-068-000	JENSEN FAMILY 2005 REVOCABLE TRUST			700-100 OLD ARCHERY RD	SUSANVILLE	CA	96130
(17)	LAS	116-290-017-000	DRURY FAMILY TRUST	700165 OLD ARCHERY RD	SUSANVILLE CA 96130-5632	700-165 OLD ARCHERY RD	SUSANVILLE	CA	96130