



## County of Lassen

### Department of Planning and Building Services

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

March 24, 2022

# DRAFT

**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: April 7, 2022

Zoning & Building

Inspection Requests

Phone: 530 257-5263

FROM: Maurice Anderson, Director

Environmental Health

Messages: 530 251-8528

email: EHE@co.lassen.ca.us

RE: Lot Line Adjustment #2022-001, Coombe/Nagel

#### Project Description

**LOT LINE ADJUSTMENT #2022-001, Coombe/Nagel.** The applicants are proposing a lot line adjustment between two parcels that together total approximately 145.74 acres. Parcel A (Coombe) is currently 3.89 acres and Parcel B (Nagel) is currently 141.85 acres. If approved, Parcel A would become approximately 4.69 acres and Parcel B would become approximately 141.05 acres. Parcel A is currently zoned R-1-B-3-AA-D (Single-Family Residential 3-Acre Building Site Accessory Animal Design Combining District) and has a General Plan land use designation of "Estate Residential" per the *Richmond/Gold Run Area Plan, 1993*. Parcel B is zoned P.U.D. (Planned Unit Development District), E-A (Exclusive Agricultural District), and E-A/P.U.D. (Exclusive Agricultural Planned Unit Development District) and has a General Plan land use designation of "Planned Unit Development" and "Agriculture" per the *Richmond/Gold Run Area Plan, 1993*. If the lot line adjustment were approved, Parcel A would include both the R-1-B-3-AA-D and P.U.D. zoning districts and both the "Estate Residential" and "Planned Unit Development" land use designations. The zoning and land use designations of Parcel B would remain the same. The proposed project is exempt from the California Environmental Quality Act (CEQA) under Section 15305 of the CEQA Guidelines. The address for Parcel A is 470-500 Hill Creek Road, Susanville, CA 96130; Parcel B has not been assigned an address. The subject parcels are located approximately five miles south of Susanville, via Richmond Road and Gold Run Road. Parcel A: APN 116-480-010; Parcel B: APN 116-230-092. Staff Contact: Nancy McAllister, Senior 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 #2022-001, proposing a lot line adjustment between two parcels that together total approximately 145.74 acres.
2. Parcel A is currently 3.89 acres and Parcel B is currently 141.74 acres.
3. If approved, Parcel A would become approximately 4.69 acres and Parcel B would become approximately 141.05 acres.

4. Parcel A is currently zoned R-1-B-3-AA-D (Single-Family Residential 3-Acre Building Site Accessory Animal Design Combining District) and has a General Plan land use designation of “Estate Residential” per the *Richmond/Gold Run Area Plan, 1993*. Parcel B is zoned P.U.D. (Planned Unit Development District), E-A (Exclusive Agricultural District), and E-A/P.U.D. (Exclusive Agricultural Planned Unit Development District) and has a General Plan land use designation of “Planned Unit Development” and “Agriculture” per the *Richmond/Gold Run Area Plan, 1993*.
5. If the lot line adjustment were approved, Parcel A would include both the R-1-B-3-AA-D and P.U.D. zoning districts and both the “Estate Residential” and “Planned Unit Development” land use designations. The zoning and land use designations of Parcel B would remain the same.
6. 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.*

7. Lassen County Code Section 18.48.040 sets forth development standards in part as follows:

*(1) Except as otherwise specified in approval of P.D. permit as per Chapter 18.116 and/or as specified in the general plan or applicable area plan, zoning regulations, development guidelines and special provisions shall be:*

...  
*(E) Minimum development area, one acre*

...  
*(I) Minimum open space required, fifty percent of gross project site.*

*(2) Open space, for the purposes of this chapter, shall be considered as land used for outdoor-oriented recreation, agriculture, resource protection, amenity, buffers and may, if consistent with the overall design of the project, include roads and road rights-of-way and utility easements crossing open space areas. Open space shall be freely accessible to all residents of the development, except in the case of agricultural lands where access may be specifically restricted; and is protected by the provisions of this title and the subdivision ordinance to ensure that it remains in appropriate open space usage. Open space does not include the yards or lots of dwelling or lodging units, land occupied by buildings not directly associated with outdoor-oriented recreational uses, and parking areas. Open space should be left and maintained in a natural state except in the case of appropriate landscaping, recreational uses and/or agricultural uses.*

8. Lassen County Code Section 18.48.030(b) states:

*Each person proposing to construct a planned development in a P.U.D. district shall secure a planned development permit as per Chapter 18.116 to cover the total development of the site and all proposed uses prior to securing any other county permits and prior to initiation of any development. Allowed uses for the land addressed in an approved P.D. permit shall be specified upon approval of the permit. All P.U.D. districts need not allow the same uses. (Ord. 467 § 58, 1984).*

9. Lassen County Code Section 18.116.010 states:

*A planned development (P.D.) permit shall provide a process whereby the county may consider proposed developments which, due to size, complexity, innovation in design, location, character and/or the unique development opportunity of the site, require application for an approval of a comprehensive development plan. In planned unit development (P.U.D.) districts, such permits shall be required for development of the land...*

10. Three planned development permits that relate to Parcel B already exist, as recorded in the Official Records of Lassen County, CA, Document Numbers 1999-06485, 2015-02057, and 2021-03186. Said permits regulate the development of land; any such regulations that currently apply to Parcel B would also apply to the portion of existing Parcel B being incorporated into the boundaries of proposed Parcel A, as identified in this lot line adjustment application. The existing building exclusion areas would remain in effect if this lot line adjustment were approved.
11. The proposed lot line adjustment application does not propose any development or planned developments, as described by the above sections of the Lassen County Code, but is merely the adjustment of property boundaries. Therefore, this proposed lot line adjustment does not require the filing of a planned development permit. Any proposed development would be subject to the development standards set forth by those planned development permits. In the future, if additional development were proposed that were not allowed by said existing planned development permits, then an additional planned development permit or an amendment to the existing planned development permit may be required.
12. The easterly boundary line of proposed Parcel A (lands of Coombe) is to be located along an existing fence that was constructed prior to recordation of an open space easement deed, which was recorded on April 17, 1998 in Book 689, Page 23, of the Official Records of Lassen County. The westerly boundary of said open space easement will encroach onto lands of proposed Parcel A if the lot line adjustment is approved. Because the existing fence has restricted this open space easement since the time of its recordation, said open space easement, in terms of its practical use, has never existed westerly of said fence. Therefore, it is deemed appropriate that a new open space easement deed be recorded that redescribes the westerly boundary of the open space

easement to be coincident with the new easterly boundary of proposed Parcel A, along the existing fence line.

13. The *Richmond/Gold Run Area Plan, 1993*, identifies a density of 3 acres per dwelling for Parcel A. According to said area plan, said figure represents the minimum number of acres required per dwelling.
14. The *Lassen County General Plan, 2000*, describes the “Estate Residential” land use designation as follows:

*The Estate Residential designation provides areas for relatively large-lot residential subdivisions. Such parcels are generally created by subdivision rather than by parcel map and may be developed as a “planned development.” All lots should be served by paved roads and may have community water and/or sewer services. Parcel sizes generally range from one to five acres.*

15. Although the *Lassen County General Plan, 2000*, does not specifically describe the “Planned Unit Development” designation, it does describe the “Planned Development Residential” and “Planned Development Option” land use designations as follows:

*The Planned Development Residential designation provides for densities in the range of urban or estate residential land uses when units are clustered to maintain open space areas or preserve sensitive and/or unique environmental features, resources and amenities.*

*Although uses allowed in planned unit developments are primarily residential and/or resort uses, the County will consider secondary uses supportive of and compatible with residential and resort uses. Such uses, as specified in the Planned Unit Development zoning regulations, may include recreational uses, certain agricultural uses, and limited neighborhood convenience and recreational commercial uses.*

*The “Planned Development Option” designation denotes areas which the County recognizes will, in the future, be considered for development... The Planned Development Option will typically overlay interim land use designations (e.g., Extensive Agriculture), and the underlying designations would prevail until a development project is proposed, in which case the area would be regarded as subject to planned development processes. Typically, no additional amendment of the General Plan will be needed to facilitate consideration of a proposed planned development project in an area designated Planned Development Option, although more appropriate designations may be proposed for adoption subject to approval of a project.*

*Since development would eventually be consistent with the Planned Development Residential designation, uses allowed are primarily residential and/or resort uses, but the County will consider secondary uses supportive of and compatible with residential and*

*resort uses, including recreational uses, certain agricultural uses, and limited neighborhood convenience and recreation-oriented commercial uses.*

16. All qualifying structures are subject to the 30-foot firesafe setback requirement per Lassen County Code Section 9.16.330(a).
17. All relevant improvements on both proposed Parcel A and proposed Parcel B would continue to conform to the above setback requirement if this lot line adjustment application were approved.
18. The proposed lot line adjustment is consistent with the *Richmond/Gold Run Area Plan, 1993*, the *Lassen County General Plan, 2000*, and the zoning standards set forth in Title 18 of the Lassen County Code, as well as the relevant planned development permits identified above.
19. The Technical Advisory Committee shall approve, conditionally approve, or disapprove this lot line adjustment application pursuant to Lassen County Code Section 16.12.040.
20. 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. A new open space easement deed, which shall supersede the open space easement deed that was recorded on April 17, 1998 in Book 689, Page 23, of the Official Records of Lassen County, shall be recorded to prevent the open space easement from encroaching onto proposed Parcel A (lands of Coombe). This deed shall be recorded either prior to or concurrently with the Certificate of Lot Line Adjustment to ensure that the westerly boundary of the open space easement is coincident with the new easterly boundary of proposed Parcel A (along the existing fence line).

MLA:njm



## County of Lassen

### Department of Planning and Building Services

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

March 21, 2022

 **DRAFT**

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: April 7, 2022

Zoning & Building  
Inspection Requests  
Phone: 530 257-5263

FROM: Don Willis, Lassen County Surveyor

Environmental Health  
Messages: 530 251-8528  
email: EHE@co.lassen.ca.us

RE: Lot Line Adjustment No. 2022-001 – The Fredric R. Nagel  
and Theresa K. Nagel Family Revocable Trust / David and Lynn Coombe.  
Assessor's Parcel Numbers: 116-230-092 and 116-480-010.

#### LASSEN COUNTY SURVEYOR FINDS AS FOLLOWS:

1. The application and tentative map submitted for Lot Line Adjustment No. 2022-001 show two parcels involved in the proposed boundary line adjustment. These parcels are known as Assessor's Parcel Numbers 116-230-092 and 116-480-010 and are located within portions of Sections 17, 19 and 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 116-230-092 is currently vested in the Fredric R. Nagel and Theresa K. Nagel Family Revocable Trust dated August 30, 1995, as shown at a Grant Deed recorded on July 26, 2010 as Document No. 2010-03652 of the Official Records of Lassen County. The legal descriptions within this document describing the subject property are outdated due to multiple lot line adjustments being completed over the years since its recording in 2010. The document that accurately reflects the current legal description of the subject lands is Certificate of Lot Line Adjustment & Merger No. 2020-008, which was recorded on March 19, 2021 as Document Number 2021-01440 of the Official Records of Lassen County. The legal description within this document describes two parcels, Resultant Parcel One of which is owned by other owners and is not a part of the proposed adjustment. Resultant Parcel Two is described by citing certain parcels from a previously recorded lot line adjustment and a previously recorded subdivision and then includes an exception, the resultant of which yields a 141.85 acre parcel represented by said Assessor's Parcel Number 116-230-092.
3. Title to the lands represented by Assessor's Parcel Number 116-480-010 is currently vested in David A. Coombe and Lynn M. Coombe, husband and wife as joint tenants, as shown at a Grant Deed recorded on December 23, 1991 in Book 547, Page 375, of the Official Records of Lassen County. The legal description within this document describes the subject property as Lot 4 of Gold Run Tract Unit No. 2, as the same was filed on December 12, 1990 in Book 29 of Maps, Pages 4-5, of the Official Records of Lassen County.



4. The underlying legal parcel for the lands represented by Assessor's Parcel Number 116-230-092 (Nagel) was created by said Lot Line Adjustment No. 2020-008 which was approved by the Lassen County Technical Advisory Committee on December 3, 2020. A Record of Survey showing Resultant Parcel One (Resultant Parcel Two was not surveyed) of the adjustment was filed concurrently in Book 45 of Maps, Page 40, of the Official Records of Lassen County. The subject parcel of this adjustment, Resultant Parcel Two, is shown on said Record of Survey as having an acreage of 141.85 acres. Based on the above, this parcel was created in compliance with the provisions of the Subdivision Map Act and local ordinances.
5. The underlying legal parcel for the lands represented by Assessor's Parcel Number 116-480-010 (Coombe) was created by said Gold Run Tract Unit No. 2, as described in Findings Item Number Three above. This subdivision map was approved by the Lassen County Board of Supervisors on December 11, 1990 and was filed on December 12, 1990 in Book 29 of Maps, Pages 4-5, in the Official Records of Lassen County. Therefore, this parcel was created in compliance with the provisions of the Subdivision Map Act and local ordinances.
6. The tentative map submitted for Lot Line Adjustment No. 2022-001 shows that approximately 0.8 acres of the Nagel Family Trust ownership would be conveyed to the Coombe ownership if the proposed adjustment were approved. This would cause the size of the parcel represented by Assessor's Parcel Number 116-230-092 (Nagel) to decrease from 141.85 acres to approximately 141 acres as shown on the tentative map. It would also cause the size of the parcel represented by Assessor's Parcel Number 116-480-010 (Coombe) to increase from 3.89 acres to approximately 4.7 acres.
7. Access to the lands represented by Assessor's Parcel Number 116-230-092 (Nagel) is by either Jura Drive or Hill Creek Road, both of which are privately maintained roads that are not within the County maintained road system. Access to the lands represented by Assessor's Parcel Number 116-480-010 (Coombe) is by either said Jura Drive, said Hill Creek Road or by Amesbury Drive, County Road No. 254, which is in the County maintained road system.
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. 2022-001 (THE FREDRIC R. NAGEL AND  
THERESA K. NAGEL FAMILY REVOCABLE TRUST / DAVID AND LYNN COOMBE):**

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. 2022-001.
2. The adjustment of the boundary lines shall be completed as shown on the tentative map submitted for Lot Line Adjustment No. 2022-001.
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 parcels and shall be executed by Fredric R. Nagel and Theresa K. Nagel, Trustees of the Fredric R. Nagel and Theresa K. Nagel Family Revocable Trust dated August 30, 1995 and by David A. Coombe and Lynn M. Coombe, husband and wife as joint tenants, 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.
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. 2022-001 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. 2022-001, 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. 2022-001, 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.

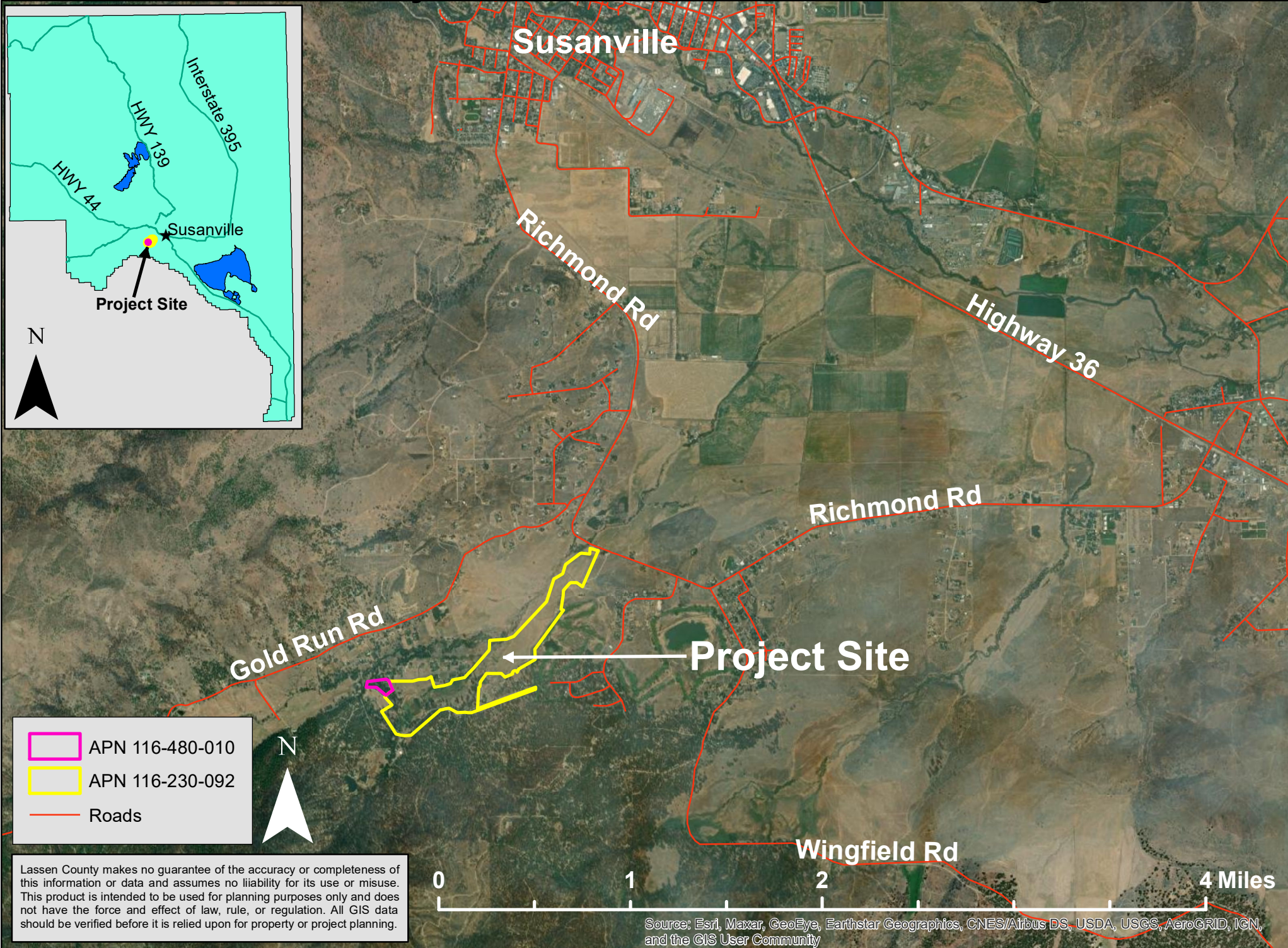
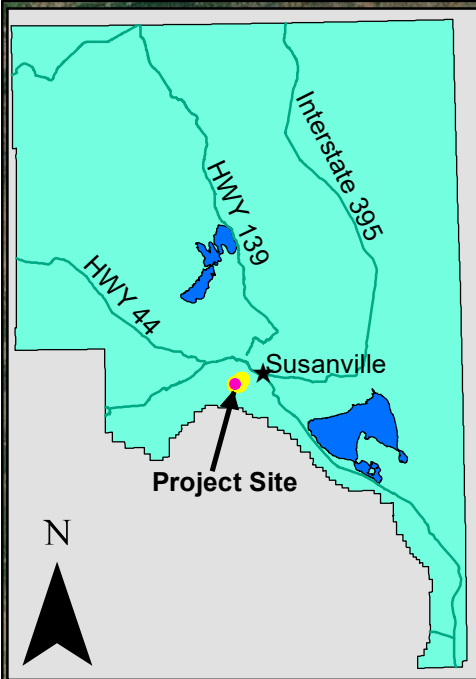
Respectfully submitted,



Don Willis, L.S. 7742  
Lassen County Surveyor



# Lot Line Adjustment #2022-001, Coombe/Nagel

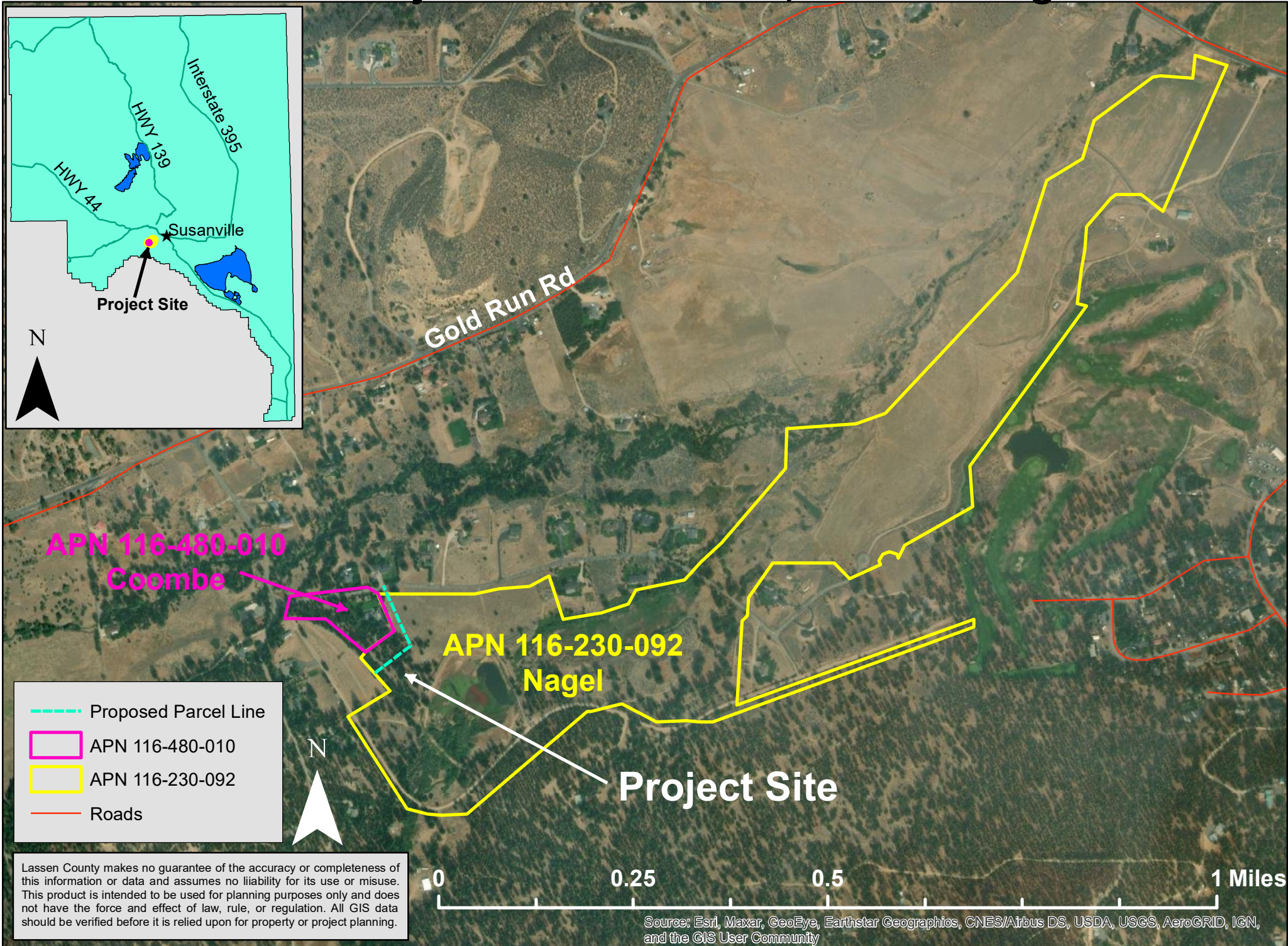


Lassen County makes no guarantee of the accuracy or completeness of this information or data and assumes no liability for its use or misuse. This product is intended to be used for planning purposes only and does not have the force and effect of law, rule, or regulation. All GIS data should be verified before it is relied upon for property or project planning.

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



# Lot Line Adjustment #2022-001, Coombe/Nagel





RECEIVED



# 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

FEB 14 2022

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. LLA2022-001

Property Owner/s	Property Owner/s
Name: <u>David and Lynn Coombe</u>	Name: <u>Fredric and Theresa Nagel</u>
Mailing Address: <u>470-500 Hill Creek Rd.</u>	Mailing Address: <u>697-100 Gold Run Rd.</u>
City, ST, Zip: <u>Susanville CA 96130</u>	City, ST, Zip: <u>Susanville CA 96136</u>
Telephone: <u>257-4567</u> Fax:	Telephone: <u>257-4029</u> Fax:
Email: <u>davelynnc@frontiernet.net</u>	Email: <u>frnpeng@gmail.com</u>

Applicant/Authorized Representative*	Agent (Land Surveyor/Engineer/Consultant)
Same as above: <input type="checkbox"/>	Correspondence also sent to: <input checked="" type="checkbox"/>
Name:	Name: <u>Fred Nagel</u>
Mailing Address:	Mailing Address: <u>See above</u>
City, ST, Zip:	City, ST, Zip:
Telephone: Fax:	Telephone: Fax:
Email:	Email: License #: <u>LS 3989</u>

Project Address or Specific Location:	
Deed Reference: Book: <u>1991-07332 Coombe</u>	<u>2010-03052 Nagel</u>
Zoning: <u>Nagel= PUD Coombe= R-1-B3-AA-D</u>	General Plan Designation:
Parcel Size (acreage):	Section: <u>19</u> Township: <u>29N</u> Range: <u>12E</u>

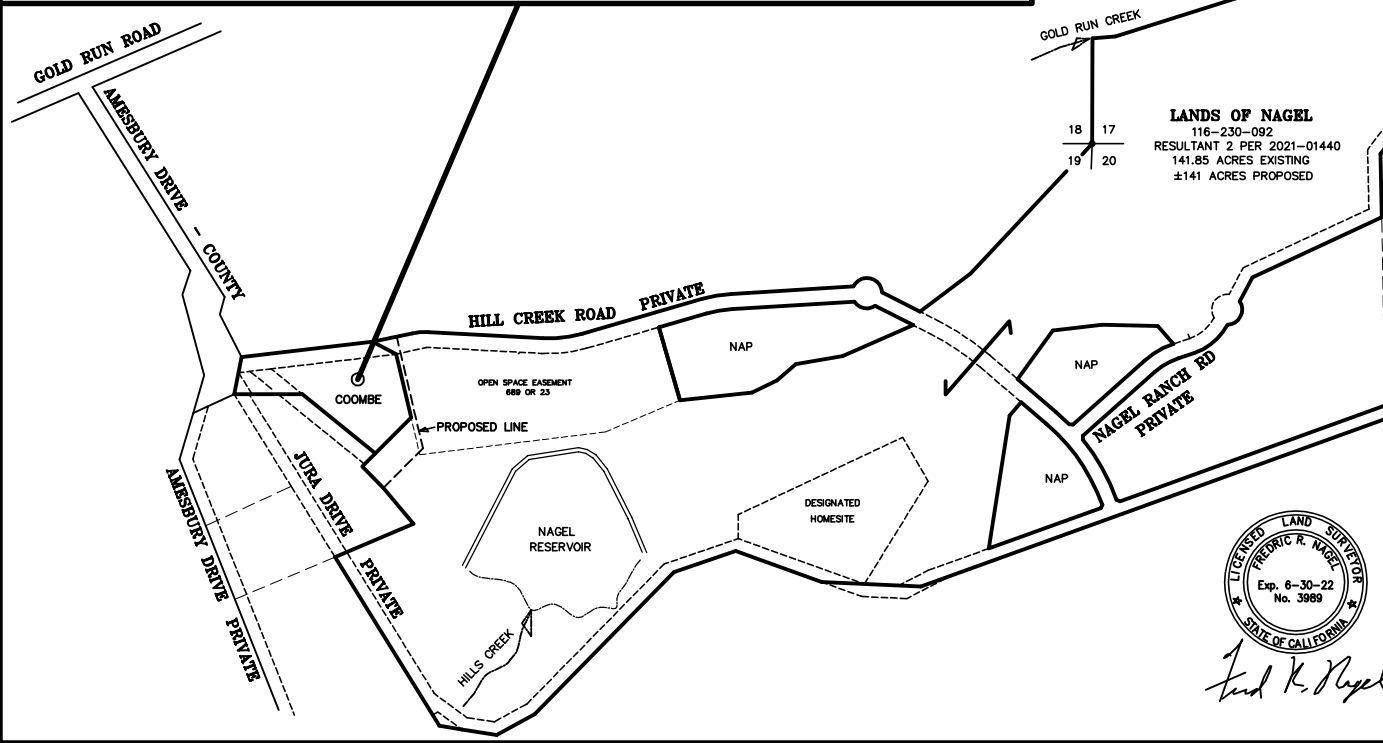
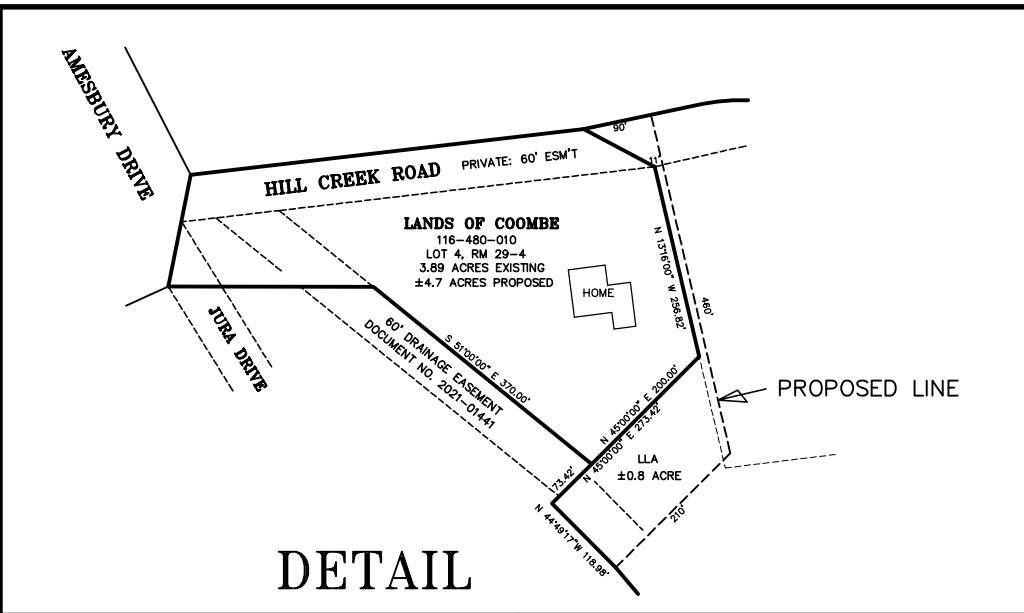
Assessor's Parcel Number(s):	<u>116 -480 -010</u>	<u>116 -230 -90</u>	-
-	-	-	-

Parcel	Size before adjustment (sq. ft. or acres)	Size after adjustment (sq. ft. or acres)
A	<u>3.89 Acres Coombe</u>	<u>+0.8 = 4.7 Acres</u>
B	<u>141.85 Acres Nagel</u>	<u>-0.8 = 141 Acres</u>
C		
D		

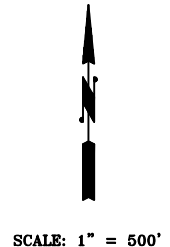
SIGNATURE OF PROPERTY OWNER(S): I HEREBY ACKNOWLEDGE THAT: I have read this application and state that the information given is both true and correct to the best of my knowledge. I agree to comply with all County ordinances and State laws concerning this application.	*SIGNATURE OF APPLICANT/AUTHORIZED REPRESENTATIVE (Representative may sign application on behalf of the property owner only if Letter of Authorization from the owner/s is provided).
<u>Fred Nagel</u> Date: <u>2-8-22</u>	<u>David A. Coombe</u> Date: <u>2-11-2022</u>
Date:	Date:

See associated process form for required attachments and instructions.





*Fred R. Nagel*



TENTATIVE  
 LOT LINE ADJUSTMENT MAP  
 FOR  
 NAGEL FAMILY TRUST  
 AND  
 DAVID & LYNN COOMBE  
 SECTIONS 17, 19, & 20, T29N R12E, MDM  
 LASSEN COUNTY, CALIFORNIA  
 FEBRUARY 8, 2022