



County of Lassen

Department of Planning and Building Services

• Planning

• Building Permits

• Code Enforcement

• Surveyor

• Surface Mining

Maurice L. Anderson, Director

707 Nevada Street, Suite 5

Susanville, CA 96130-3912

Phone: 530 251-8269

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email: landuse@co.lassen.ca.us

website: www.co.lassen.ca.us

April 22, 2021

TO: Technical Advisory Committee
Agenda Date: May 6, 2021

Zoning & Building
Inspection Requests
Phone: 530 257-5263

FROM: Maurice Anderson, Director

RE: Lot Line Adjustment #2021-002, Schroeder

DRAFT

Project Description

LOT LINE ADJUSTMENT #2021-002, Schroeder. The applicant is proposing a lot line adjustment between two legal parcels that together total approximately 15.55 acres. "Parcel A4" is currently 11.53 acres in size, and "Parcel A6" is currently 4.02 acres in size. If approved, Parcel A4 would become approximately 4 acres in size, and Parcel A6 would become approximately 11.55 acres in size. The subject parcels are zoned A-2-B-4 (Agricultural Residential 4-Acre Building Site Combining District) and are designated "Rural Residential" by the *Lassen County General Plan, 2000*, as amended by the *Janesville Planning Area Amendment, 1993*. The subject parcels are located off Saddleback Lane, approximately three quarters of a mile northeast of Highway 395 and just south of Sunnyside Road in Janesville; the subject parcels do not have assigned addresses. The subject parcels are located. Parcel A4: APNs 117-700-48 and 129-590-74. Parcel A6: APN 129-590-76. Staff Contact: Nancy McAllister, Associate Planner

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

1. The applicant is proposing a lot line adjustment between two parcels that together total approximately 15.55 acres.
2. "Parcel A4" is currently 11.53 acres in size, and "Parcel A6" is currently 4.02 acres in size.
3. If approved, Parcel A4 would become approximately 4 acres in size, and Parcel A6 would become approximately 11.55 acres in size.
4. Parcel The subject parcels are zoned A-2-B-4 (Agricultural Residential 4-Acre Building Site Combining District) and are designated "Rural Residential" by the *Lassen County General Plan, 2000*, as amended by the *Janesville Planning Area Amendment, 1993*.
5. According to the Assessor's Office, there are no improvements on any either subject parcel.

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 18.18.010 states the intent of the A-2 district as follows:

“The A-2 district is intended to provide an area where rural residential uses can be compatibly mixed with agricultural activities, at the same time protecting these agricultural uses and safeguarding the character, peace and general welfare of the county.”

8. Lassen County Code Section 18.84.020 outlines development standards for B combining districts and states as follows:

“Building Site Area Required. Shall be indicated by a figure following the B in the district designation, which figure represents the minimum required area in acres.”

9. 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.

10. The *Lassen County Code, 2000*, describes the “Rural Residential” land use designation as follows:

Rural Residential

“The Rural Residential designation provides for medium density residential use in a generally rural environment. Parcels may or may not be served by paved roads and will usually not be connected to community water or sewer services. Parcel sizes generally range from three to twenty acres. Parcels may be clustered and/or smaller parcels may be created in exchange for the retention of agricultural and other open space areas (e.g., use of the “density option” provisions of the County’s zoning code).

*Building intensity will typically range from 0.05 to 0.33 DUA (dwelling units per acre).
Population density will range from 0.15 to 1 PPA (people per acre).*

Corresponding Zoning: “A-2”, Agricultural-Residential District. An A-2 District is typically combined with a “B”, Building Site Combining District, to indicate minimum or average building sites ranging from three to twenty acres (e.g., A-2-B-5). Minimum parcel sizes may be regarded as average parcel sizes under special “density option” provisions of the “B” Combining District.”

11. The Department of Planning and Building Services finds that the proposed lot line adjustment is inconsistent with the *Lassen County General Plan, 2000*, and the *Janesville Planning Area, 1993*.
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.

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. None.

MLA:njm

S:\PLA\Planning\2021\LLA #2021-002, Schroeder





County of Lassen
Department of Planning and Building Services

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

April 6, 2021

 **DRAFT**

Maurice L. Anderson, *Director*
707 Nevada Street, Suite 5
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Phone: 530 251-8269
Fax: 530 251-8373
email: landuse@co.lassen.ca.us
website: www.co.lassen.ca.us

Zoning & Building
Inspection Requests
Phone: 530 257-5263

TO: Technical Advisory Committee
Agenda Date: May 6, 2021

FROM: Don Willis, Lassen County Surveyor

RE: Lot Line Adjustment No. 2021-002 – David and Catherine Schroeder.
Assessor's Parcel Numbers: 117-700-48, 129-590-74 and 129-590-76.

LASSEN COUNTY SURVEYOR FINDS AS FOLLOWS:

1. The application and tentative map submitted for Lot Line Adjustment No. 2021-002 show two legal parcels involved in the proposed boundary line adjustment which are represented by three Assessor's Parcel Numbers. These Assessor's Parcel Numbers are 117-700-48, 129-590-74 and 129-590-76.
2. The subject lands are located within a portion of Section 4, Township 28 North, Range 13 East, Mount Diablo Base and Meridian and within a portion of Section 33, Township 29 North, Range 13 East, Mount Diablo Base and Meridian, in Lassen County, California.
3. Title to the lands represented by Assessor's Parcel Number 117-700-48 is currently vested in David B. Schroeder and Catherine L. Schroeder, husband and wife as joint tenants, as shown at a Grant Deed recorded on January 8, 1997 in Book 658, Page 560, of the Official Records of Lassen County. The legal description within this document describes the property as Parcel D of a parcel map filed on May 7, 1974 in Book 10 of Maps, Page 28, of the Official Records of Lassen County. The lands within said Parcel D have since been adjusted and subsequently subdivided by the current property owners, David and Catherine Schroeder, as evidenced by Lot Line Adjustment No. 1997-13 (663 O.R. 510) and Peterson Hill Subdivision (Subdivision No. 2010-011 - 43 Maps 86). The Schroeder's have not recorded a new deed to themselves that reflect the changes which have been made by their previously completed projects.
4. Title to the lands represented by Assessor's Parcel Numbers 129-590-74 and 129-590-76 is currently vested in David B. Schroeder and Catherine L. Schroeder, husband and wife as joint tenants, as shown at a Grant Deed recorded on October 31, 1995 in Book 630, Page 79, of the Official Records of Lassen County. The legal description within this document describes the property as the "W1/2 of Lot 1 of the NW1/4 and the W1/2 of Lot 2 of the NW1/4" of Section 4, Township 28 North, Range 13 East, Mount Diablo Base and Meridian, with an exception of a small triangular shaped parcel located in the southwest corner of said Lot 1. The lands within said Lots 1 and 2 have since been adjusted and subsequently subdivided by the current property owners, David and Catherine Schroeder, as evidenced by Lot Line Adjustment No. 1997-13 (663 O.R. 510) and Peterson Hill Subdivision (Subdivision No. 2010-011 - 43 Maps 86). The Schroeder's have not recorded a new deed to themselves that reflect the changes which have been made by their previously completed projects.

5. The underlying legal parcels for the Schroeder property were most recently created by said Peterson Hill Subdivision. Parcels A4 and A6 of this subdivision are the parcels involved in the proposed boundary line adjustment and are represented by said Assessor's Parcel Numbers 117-700-48, 129-590-74 and 129-590-76. The Peterson Hill Subdivision was approved by the Lassen County Board of Supervisors on February 25, 2014 and filed on February 26, 2014 in Book 43 of Maps, Pages 86-87, of the Official Records of Lassen County. Therefore, the underlying parcels were created in compliance with the provisions of the Subdivision Map Act and local ordinances.
6. The tentative map submitted for Lot Line Adjustment No. 2021-002 shows that the existing northerly boundary line of Parcel A6 of said Peterson Hill Subdivision is proposed to be shifted northerly. This would allow for the creation of a 4.0 acre parcel from existing Parcel A4. The existing acreage for Parcel A4 is 11.53 acres and the existing acreage for Parcel A6 is 4.02 acres. Shifting the line northerly will cause the acreage of Parcel A4 to decrease from 11.53 acres to 4.0 acres while Parcel A6 will increase from 4.02 acres to 11.55 acres.
7. The northerly parcel currently adjoins Sunnyside Road, County Road No. 202, which is in the County maintained road system. The southerly parcel currently adjoins Peterson Hill Drive which is a privately maintained road that was created by said Peterson Hill Subdivision. This roadway is shown as a 60 ft. access and public utility easement on the subdivision map of said Peterson Hill Subdivision (43 Maps 86). The existing access to the subject parcels will not change as result of the proposed adjustment.
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. 2021-002 (DAVID AND CATHERINE SCHROEDER):

1. The applicants shall provide current Condition of Title Guarantee reports for the two existing legal parcels (represented by three Assessor's Parcel Numbers) as shown on the tentative map and listed on the application submitted for Lot Line Adjustment No. 2021-002.
2. The adjustment of the boundary lines shall be completed as shown on the tentative map submitted for Lot Line Adjustment No. 2021-002.
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 parcels and shall be executed by David B. Schroeder and Catherine L. Schroeder, husband and wife as joint tenants, 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.

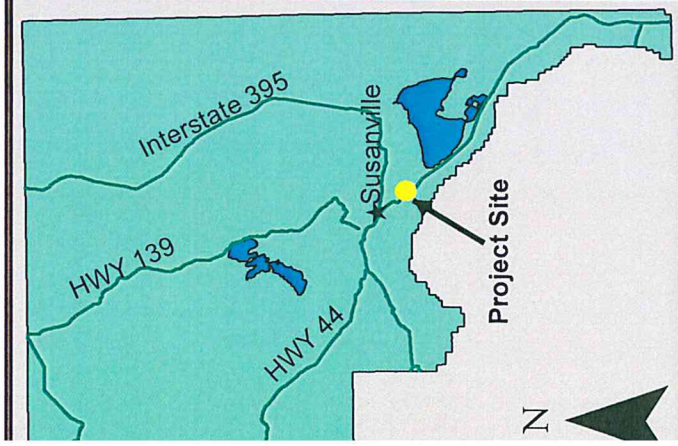
4. All executed deeds required to effect the lot line adjustment shall be recorded concurrently with the Certificate of Lot Line Adjustment if parcels being adjusted are owned by different entities. These deeds should reference Lot Line Adjustment No. 2021-002 and a Preliminary Change of Ownership Report 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. 2021-002, 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. 2021-002, 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.

Respectfully submitted,



Don Willis, L.S. 7742
Lassen County Surveyor

Lot Line Adjustment #2021-002, Schroeder



Susanville:
9 miles northwest
via Hwy 395

Sunnyside Rd

Project Site

Highway 395

APNs 117-700-48; 129-590-74, 76

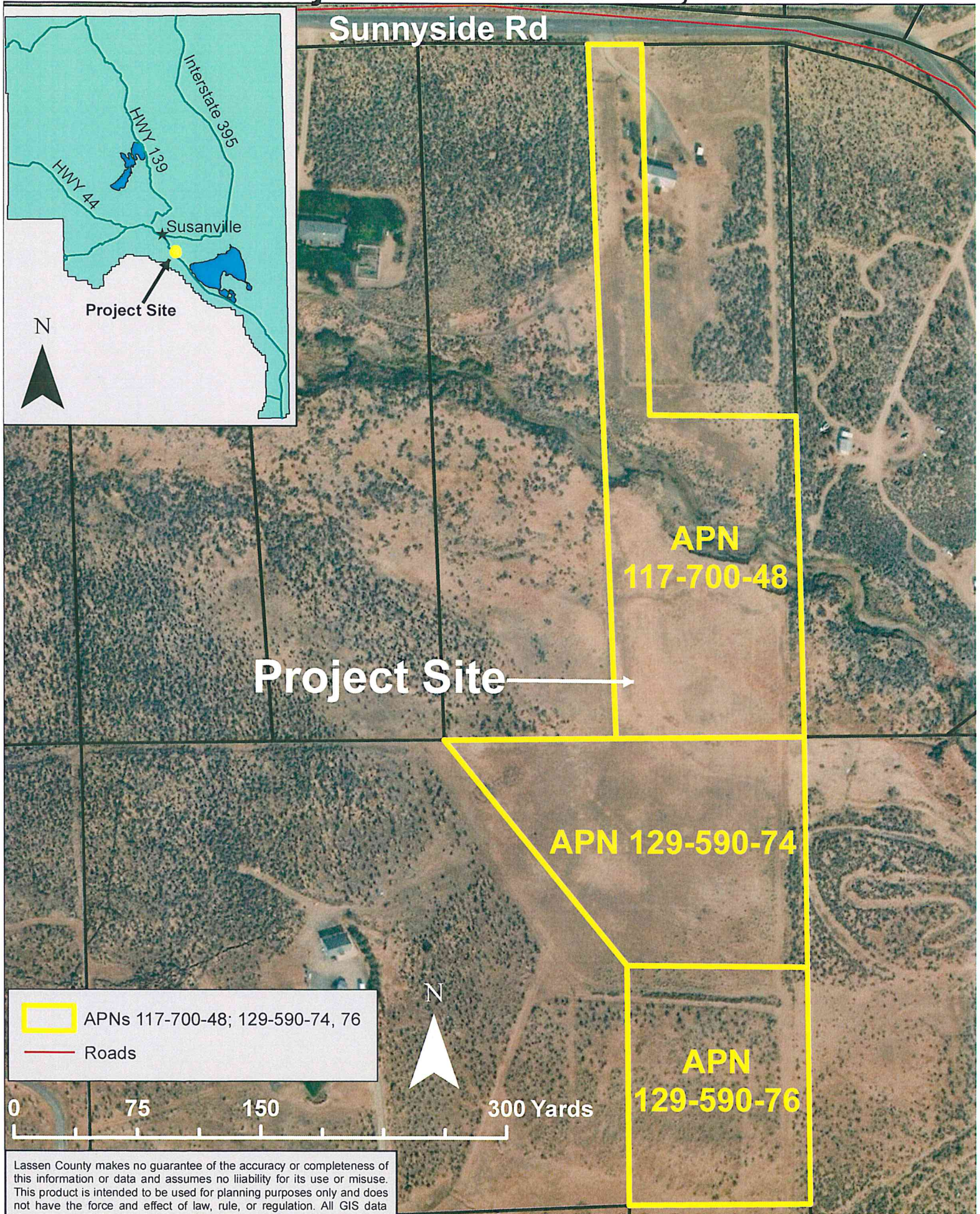
Roads

assen County makes no guarantee of the accuracy or completeness of
is information or data and assumes no liability for its use or misuse.
his product is intended to be used for planning purposes only and does
ot have the force and effect of law, rule, or regulation. All GIS data
ould be verified before it is relied upon for property or project planning.

0 0.375 0.75 1.5 Miles

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

Lot Line Adjustment #2021-002, Schroeder





LOT LINE/MERGER APPLICATION

RECEIVED

FILING FEE: \$500
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

MAR 19 2021

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. LL 2021-002



Property Owner/s	Property Owner/s
Name: <u>DAVID & CATHERINE SCHROEDER</u>	Name: <u>SAME</u>
Mailing Address: <u>709-650 SADDLEBACK LN</u>	Mailing Address:
City, ST, Zip: <u>SUSANVILLE, CA 96144</u>	City, ST, Zip:
Telephone: <u>530 251 6438</u> Fax:	Telephone: Fax:
Email: <u>DSCHROEDER@HOTMAIL.COM</u>	Email:

Applicant/Authorized Representative*	Agent (Land Surveyor/Engineer/Consultant)
Same as above: <input checked="" type="checkbox"/>	Correspondence also sent to: <input checked="" type="checkbox"/>
Name:	Name: <u>FRED NABEL</u>
Mailing Address:	Mailing Address:
City, ST, Zip:	City, ST, Zip:
Telephone: Fax:	Telephone: <u>530 810 1649</u> Fax:
Email:	Email: <u>FRNPEN@GMAIL.COM</u> License #:

Project Address or Specific Location: <u>APN 117-700-048 - SUNNY SIDE RD.</u>
Deed Reference: Book: <u>43</u> Page: <u>87</u> Year: <u>2014</u> Doc#:
Zoning: <u>A2-4B</u> General Plan Designation:
Parcel Size (acreage): Section: Township: Range:

Assessor's Parcel Number(s): <u>117 - 700 - 048</u>	<u>129 - 596 - 074</u>	<u>129 - 598 - 076</u>
- -	- -	- -

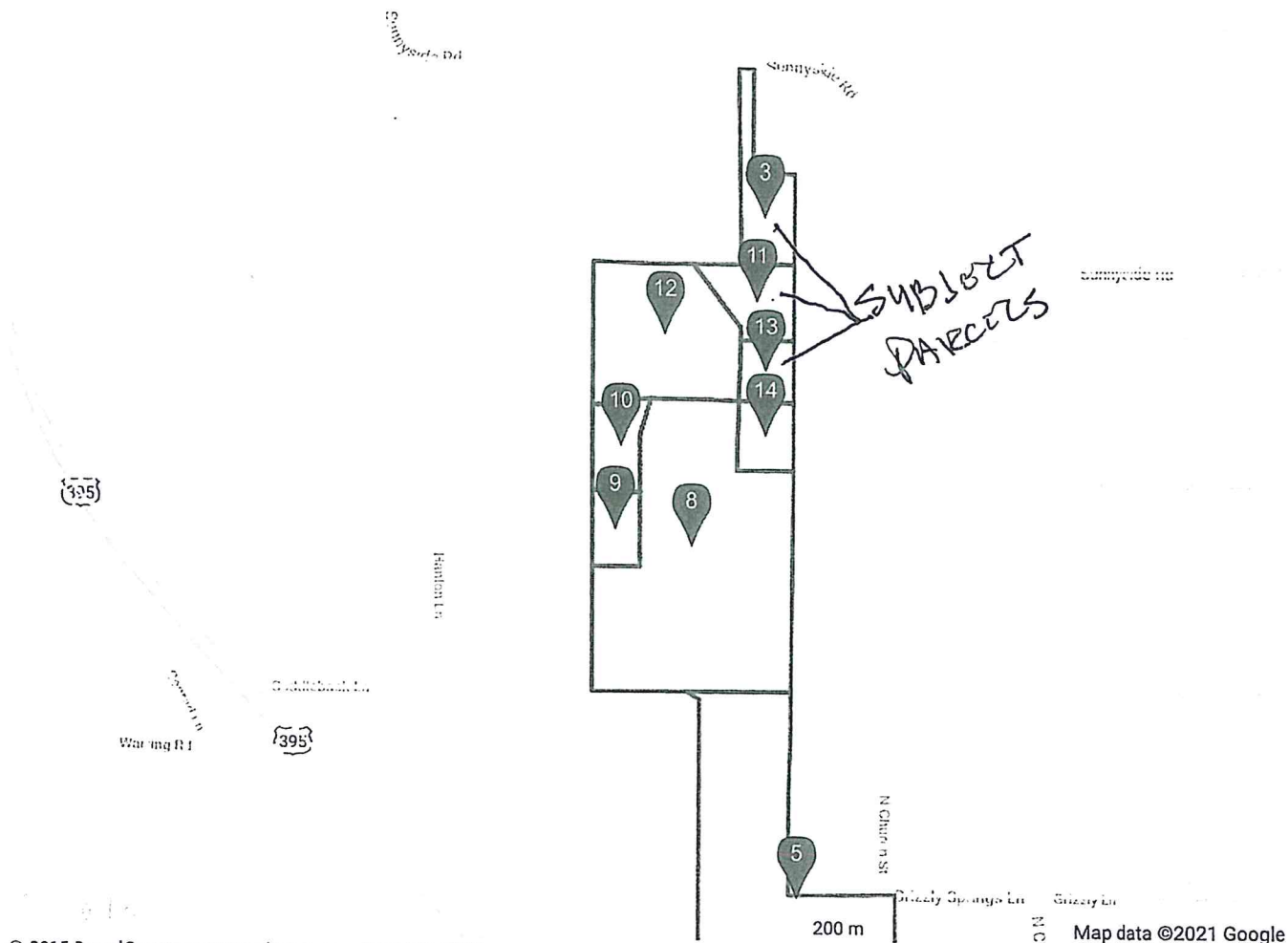
Parcel	Size before adjustment (sq. ft. or acres)	Size after adjustment (sq. ft. or acres)
A	<u>11.53</u>	<u>4</u>
B	<u>4.02</u>	<u>11.55</u>
C		
D		

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).
 Date: <u>3/19/21</u>	Date:
 Date: <u>3-19-21</u>	Date:

3/19/2021



Search | ParcelQuest



3/19/2021

To whom it may concern:

David and Catherine Schroeder would like to perform a lot line adjustment between two parcels under their sole ownership. The parcels are owned free and clear and are unencumbered by any means.

The parcel to be reduced to four acres is APN 117-700-048 and 129-590-074. This parcel has two APNs and no current grid address. The parcel to be enlarged to 11.55 acres is APN 129-590-076.

The resultant four acre parcel has a building setback of 50' and a septic setback of 100' from Baxter creek. A meeting with Sara Chandler from the Environmental Health Department 3/15/2021 confirmed there exists enough area to have a septic field outside the setback zone. Using the information available from the zoning documents concerning building setbacks also confirm there will be enough remaining area to build a residence on the balance.

There are no structures or existing improvements on either parcel.

The four acre parcel has frontage along Sunnyside road. The 11.55 acre parcel has access through the Peterson Hill subdivision and has already been included in the separate fire access road system.

Any further questions please contact me at: 530-251-6438 or via email dschroed57@hotmail.com

Thank you for your time in this request.

Sincerely,

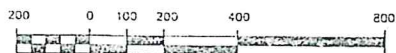
David Schroeder

SCALE: 1" = 200'

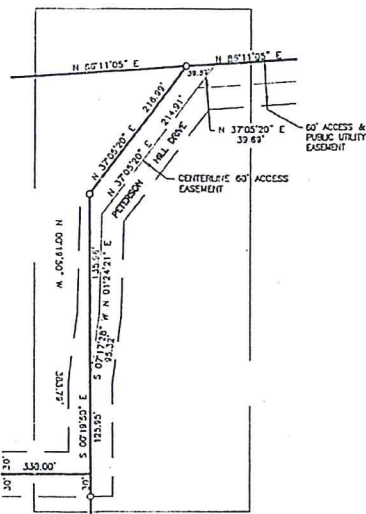
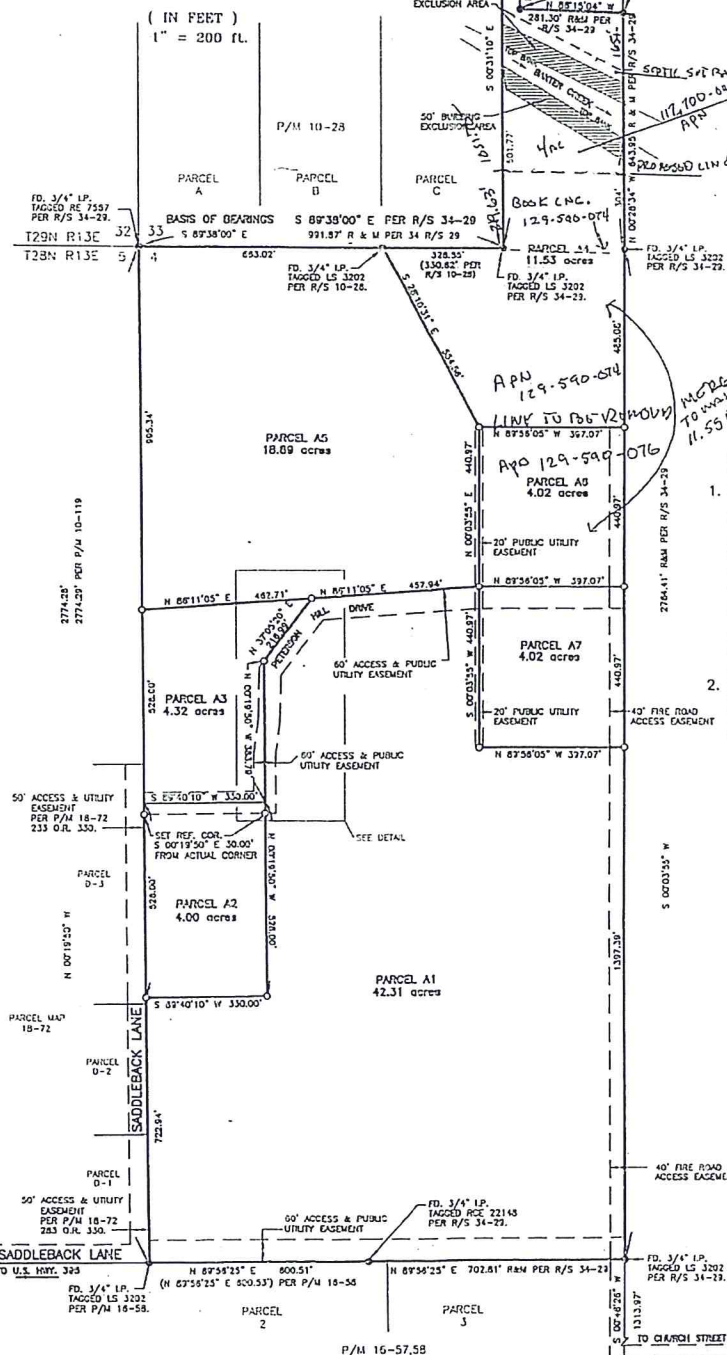
BASIS OF BEARINGS NOTE:

THE BASIS OF BEARINGS IS THE SOUTH LINE
OF PARCELS A, B, & C PER P/M 10-28 &
R/S 34-29.

GRAPHIC SCALE



(IN FEET)
1" = 200 ft



SCALE 1" = 100'
DETAIL

NOTES:

1. In the event that any archaeological or cultural resources are discovered during construction or any ground disturbing activities in association with this project, such work is to be halted in the immediate area of the discovery until a qualified archaeologist, one of the persons on the project proponent's list, who shall be retained at the project proponent's expense, is consulted to assess the find's significance and recommend appropriate mitigation measures. The project proponent shall implement any mitigation measures recommended by the archaeologist to reduce potentially significant impacts to identified cultural resources to a less than significant level.
2. No structures are allowed to be placed inside the building exclusion area (within 50 feet of the tops of banks of Baxter Creek as delineated on this map).

LEGEND

- FOUND RECORD MONUMENTS PER
R/S 34-29, P/M 16-58, P/M 18-72
& P/M 10-28.
- SET 1/2" REBAR YI/ PLASTIC CAP
STAMPED LS 4647.

() RECORD AS NOTED

R&I RECORD AND MEASURED AS NOTED

2010-011

SUBDIVISION MAP FOR

PETERSON HILL
SUBDIVISION

IN SECTION 33, T29N, R13E &
SECTION 4, T28N, R13E MDB&M
LASSEN COUNTY, CALIFORNIA

SCALE: 1" = 200'



NST Engineering, Inc.
1495 Riverside Drive
Sausalito, CA 94130
(415) 257-3173

NOVEMBER, 2013

2012-017

SHEET 2 OF 2

60' EASEMENT
PER 307 OR 657
PER 301 OR 697
PER 297 OR 652
PER 297 OR 327
PER 294 OR 377