



County of Lassen
 Department of Planning and Building Services


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

June 18, 2020

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TO: Technical Advisory Committee
 Agenda Date: July 2, 2020

Zoning & Building
 Inspection Requests
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FROM: Maurice Anderson, Director 

RE: Lot Line Adjustment #2020-001, Fitzgerald

Project Description

Lot Line Adjustment #2020-001, Fitzgerald. The applicant is proposing a lot line adjustment between (4) four legal parcels ((2) two assessor’s parcels) that together have a total area of approximately 206 acres. The subject parcels are zoned U-C (Upland Conservation) and A-3 (Agricultural) and are designated “Urban Reserve” and “Intensive Agriculture” by the *Susanville Vicinity Plan, 1984*. The parcels are located along Skyline Rd, approximately 3000’ south-east of the intersection of Skyline Rd. and State Highway 139. Parcels 1, 2, and 4: APN 101-270-44. Parcel 3: APN 101-270-47. Matt May, Chief 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 (4) four legal parcels ((2) two assessor’s parcels) that together have a total area of approximately 206 acres.
2. In their current configurations: **Parcel 1** is approximately 117 acres, has a land use designation of Urban Reserve and has split zoning, approximately 17 acres are zoned A-3 (this is inconsistent with required area for the zoning district), and 100 acres are zoned U-C; **Parcel 2** is currently 19 acres, and has a land use designation of Urban Reserve, all of the parcel (19 acres) is zoned A-3, (the parcel size is inconsistent with zoning requirements); **Parcel 3** is 67 acres, and has land use designations of Urban Reserve and Intensive Agriculture, all of the parcel (67 acres) is zoned A-3 (the parcel size is inconsistent with zoning requirements); **Parcel 4** is currently 3 acres, and has a land use designation of Intensive Agriculture, all of the parcel (4 acres) is zoned A-3 (the parcel size is inconsistent with zoning requirements).
3. If the adjustments are approved: **Parcel 1** will be approximately 116 acres, have a land use designation of Urban Reserve and have also have split zoning, approximately 16 acres will be zoned A-3 (this is inconsistent with required area for the zoning district), and 100 acres will be zoned U-C; **Parcel 2** will be 23 acres, have a land use designation of Urban Reserve, all of the parcel (23 acres) will be zoned A-3 (the parcel size is proposed to increase, but will remain inconsistent with zoning); **Parcel 3** and **Parcel 4** will be merged, the resultant parcel will be 67 acres, and have a land use designation of Urban Reserve and Intensive Agriculture, all of the parcel will be zoned A-3 (the parcel size will remain inconsistent with zoning).

4. There are no records of any existing improvements on the parcels.
5. The following policies from the general plan, in pertinent part, relate to the proposed lot line adjustment:
 - **ISSUE: Agricultural Land Uses**
 - GOAL AND OBJECTIVE: Protect productive agricultural lands from conversion to less appropriate land use.
 - POLICY 7.1A: Agricultural land in Lassen County shall be protected for its economic importance: its contribution to the character of the community; and, its environmental values.
 - POLICY 7.1B: Parcel sizes shall be retained at sufficient sizes for productive economic agricultural use.
 - POLICY 20.1: Urban Reserve. Lands designated Urban Reserve indicate areas with the potential and prospect for urban-type development.
 - IMPLEMENTATION 20.11: Urban Reserve. Lands should be zoned U-C, or other appropriate districts to prevent land uses and parcel sizes which would interfere with future development opportunities.
6. The proposed lot line adjustment does not exasperate the current zoning inconsistencies, as detailed above, and the proposal is consistent with the *Susanville Vicinity Plan, 1984* and other zoning standards set forth in Title 18 of the Lassen County Code.
7. The requirements for Lot Line Adjustments in Lassen County are established by Lassen County Code, Title 16, Chapter 16.12, Section 16.12.040, of the Lassen County Code (Lot Line Adjustments).
8. The Technical Advisory Committee shall approve, conditionally approve, or disapprove this merger 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.