

Bundle
5

DATE: December 28, 2022
TO: Trinity County Board of Supervisors
FROM: Scott White
RE: Appeal of Planning Commission Action – P-22-19: Lot Line Adjustment

OPTION 2 – PROJECT EVALUATION, PLOT PLAN, LEGAL DESCRIPTIONS

Attached you will find the materials to support evaluation and approval of Project Option 2 on January 3, 2023:

- “Option 2 – Project Evaluation, White Lot Line Adjustment”
- “Lot Line Adjustment, Minor: Plot Plan – Option 2. Trinity Co. P-22-19”
- “Exhibit A – Resultant ‘Parcel A’ Legal Description”
- “Exhibit A – Resultant ‘Parcel B’ Legal Description”

Option 2 – Project Evaluation White/Boeger Lot Line Adjustment:

Parcels Involved:

APN	ADDRESS	OWNER
025-250-22	1531 Lewiston Road	White Trust
025-520-15	1401 Lewiston Road	White Trust
025-520-10	1173 Lewiston Road	Boeger Trust

Project Description: *Plot Plan and Legal Descriptions attached after "Figure 6" (at end).*

Lot line adjustment between ~~three~~ **two** contiguous parcels to create more logical parcel boundaries based on topography and location of structures (see Lot Line Adjustment Plot Plan labeled "White's" prepared by Kolstad Land Surveyors).

Background:

Parcels in the general area, including the subject parcels, were created by land divisions in the 1960's and 1970's. ~~All three~~ **Both** of the subject parcels were developed with single-family homes sometime prior to 2000. ~~All three~~ **Both** parcels were impacted by the July 2, 1999 Lowden Ranch Escaped Prescribed Burn (Lowden Fire). Homes on APN's 025-250-22 and 025-520-15 were destroyed while the home on APN ~~025-520-10~~ survived in a small unburned patch within the fire boundary. The current owners (**White's**) of ~~all three~~ **both** parcels acquired them after the Lowden Fire.

Scott and Sheri White acquired APN 025-250-22 in 2001. A barn, well and septic system that survived the Lowden Fire were reutilized and a new home, orchard and garden built. APN 025-520-15 has been vacant since the Lowden Fire, with the exception of about five years when used for an illegal cannabis grow. Scott and Sheri White purchased this property in the summer of 2021. ~~APN: 0250-520-10 was purchased by William and Meredith Boeger in 2016.~~

Project Objectives:

The White's purchased APN 025-520-15 and initiated this project with the following objectives:

1. Prevent possibility of future illegal cannabis grow.
2. Fuels reduction/fire protection.
3. Transfer unusable areas to APN 025-250-22 where they would become viable for agriculture and timber production.
4. Retain usable areas for future residential use.
5. Transfer area to APN 025-520-10 to address encroachment of existing home.

(This objective may be met as part of a future project.)

Accomplishment of Project Objectives for APN 025-520-15:

1. The area of the former illegal grow, including water well, is being transferred to APN 025-250-22 which the White's will continue to own. The (future) well agreement to allow adjusted APN 025-520-15 access to the existing well will specify domestic use only and expressly prohibit water use for cannabis. Figure A shows the approximate location of the former illegal grow.
2. Figure A shows fuels reduction/management activities conducted by the White's - both past and planned. Areas of hillside on APN 025-520-15 below the White's home will be transferred to APN 025-250-22 to allow access and management of fuels in perpetuity. This figure also shows the approximate boundary of the Lowden Fire. (ignore Boeger parcel)
3. As can be seen in figure A, APN 025-520-15 is a flag lot. The rear (southern) portion of the parcel is only 58 feet wide yet almost 1,000 feet deep with slopes in excess of three percent (3%). Transfer of this approximate one acre of area to APN 025-250-22 will reduce the need for future road construction by allowing the existing road to be used for timber management. An additional two acres suitable for timber management will also be transferred to APN 025-250-22. (ignore Boeger parcel)
4. The actual usable area on APN 025-520-15 will be virtually the same after the lot line adjustment as it is today – given parcel dimensions, terrain, drainage and applicable development standards. Figure B is a copy of the plot plan (existing and future parcel lines shown) with buildable areas depicted taking into account the aforementioned constraints. As can be seen, the area suitable for development is approximately 1.5 acres both before and after the lot line adjustment (parcel sizes of +/- 5.16 and +/- 1.80 acres respectively). While considering usable area, it is important to note that Lewiston Road is from 10 to 20 feet above the front portion of both parcels owned by the White's. (ignore Boeger parcel)

Figure B also shows the location of water tanks and water lines to provide water to adjusted 025-520-15 (installed fall of 2021). It also shows the location of the septic system and leach field associated with the former dwelling as well as the perc test holes used in support of the lot line adjustment application (location of ephemeral drainage also shown). Figure C is the completed Percolation Test Procedures form. Access to the building pad area will continue to be via existing driveway off Lewiston Road.

Note: Applicant and Planning Dept. staff agree that perc tests will be used to support the lot line adjustment and evaluation of existing septic system for re-use will be deferred to the future. The 1976 permit and final approval for the existing septic system were completed by the Building Department consistent with regulations in place at that time. Notes regarding future evaluation of the existing septic system have been placed in the Environmental Health Dept. tracking system.

5. Figure D is an enlarged portion of the plot plan showing the existing and proposed lot lines related to APN 025-520-10 (Boeger). As can be seen, the home sits on the property line, with fencing actually over the property line. The adjusted property line in this area will run from a point on the hill above the Boeger home to the existing corner between the two White parcels (APNs 025-250-22, 025-520-15). The Boeger home will be approximately 45 feet from the adjusted line, which will meet all applicable development standards—including the Fire Safe Ordinance. After the lot line adjustment, there will only be one White parcel in this area (APN 025-250-22). **This objective may be accomplished later.** Figure D has been removed.

Surrounding Parcel Sizes and Zoning:

The following are the existing parcel sizes and zoning designations in the area around the project site. Parcel size is given first, followed by zoning designation.

North:

(3.7, RR-10); (5.0, RR-10); (4.1, AF-20); (7.5, RR-5); (46.5, RR-10); (14.5, RR-10)

South:

(640 – TPZ); (292 – BLM)

East:

(4.6, RR-5); (5.0, RR-5); (5.9, RR-5); (20.8, RR-5); (2.3, RR-5); (2.0, RR-5); (1.9, RR-5); (1.0, RR-5); (1.0, RR-5); (1.0, RR-5); (0.8, RR-5)

West:

(4.5, AF-20); (2.5, AF-20); (2.0, AF-20); (15.1, AF-20); (21.0, AF-20); (20.0, AF-20)

Ten of the twenty-five parcels surrounding the project location comply with required minimum parcel sizes based on zoning while 15 do not (40% comply/60% do not comply).

General Plan Designation, Zoning and Size of Subject Parcels:

Figures E, F and G are from the 1986 Lewiston Community Plan as pulled from the Trinity County Planning Department website on December 18, 2021. Figure E, depicts the Lewiston Community Plan Area. The project location has been added to the exhibit as a dashed circle near the middle of the page (subject parcel area highlighted pink). The area with General Plan Land Use Designation of Resource (RE) at the bottom center of the exhibit was not labeled in the document available on the county website, so the label has been added. **The three Both** parcels involved in this lot line adjustment are adjacent to, or straddle, the RE/RR boundary.

Figure F is the Section 24 Zoning Quad and includes all of APN 025-250-22 and a portion of APN 025-520-15 (lower right, highlighted yellow). Figure G is the Section 19 Zoning Quad and

includes a portion of APN 025-520-15 and all of APN 025-520-10 (lower left, highlighted yellow). Note the dashed line on a portion of APN 025-520-15 which is the drainage shown on Figure B.

The existing size and zoning of the parcels is as follows:

APN	SIZE (acres)	ZONING
025-250-22	5.23	AF-20
025-520-15	5.16	AF-20/RR-5
025-520-10	5.12	RR-5
Note: two of three Neither of the involved parcels do not currently comply with minimum parcel size per zoning.		

Applicable Requirements for Review and Approval:

Government Code Section 66412 (d) sets forth the standards applicable to the review and approval of the subject lot line adjustment. This section reads as follows:

(d) A lot line adjustment between four or fewer existing adjoining parcels, where the land taken from one parcel is added to an adjoining parcel, and where a greater number of parcels than originally existed is not thereby created, if the lot line adjustment is approved by the local agency, or advisory agency. 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. An advisory agency or local agency shall not impose conditions or exactions on its approval of a lot line adjustment except to conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances, to require the prepayment of real property taxes prior to the approval of the lot line adjustment, or to facilitate the relocation of existing utilities, infrastructure, or easements. No tentative map, parcel map, or final map shall be required as a condition to the approval of a lot line adjustment. The lot line adjustment shall be reflected in a deed, which shall be recorded. No record of survey shall be required for a lot line adjustment unless required by Section 8762 of the Business and Professions Code. A local agency shall approve or disapprove a lot line adjustment pursuant to the Permit Streamlining Act (Chapter 4.5 (commencing with Section 65920) of Division 1).

Evaluation:

The statute limits local agency review and approval of the subject lot line adjustment to a determination of whether or not the resulting parcels will conform to the local general plan, applicable specific plan, and local zoning and building ordinances. In the present case, this

determination must take into account that the subject parcels did not fully conform to the Lewiston Community Plan and zoning at the time of plan adoption. In fact, less than half of the parcels in the project vicinity conformed to the Lewiston Community Plan at the time it was adopted. For these reasons, the following evaluation focuses on whether the proposed lot line adjustment is reasonable in light of the goals, policies and intent of the plan.

Issue: Lewiston Community Plan/General Plan Consistency

The proposed lot line adjustment is consistent with and/or implements the following goals/policies of the Lewiston Community Plan:

Chapter 4 – Economic Development

Goal #4:

To ensure resource production lands continue to be utilized for such purposes.

- Protection of resource areas from encroachment by incompatible uses.

Chapter 7 – Natural Resources

Goal #2:

To protect areas of special habitat considerations within the Plan Area.

- Encourage rehabilitation efforts aimed at increasing winter forage opportunities throughout the Plan Area.
- Encourage the utilization of alternative land development techniques, such as clustering of units, so as to provide for both development and habitat protection.

Goal #5:

To encourage development which is consistent with the natural carrying capacity of the area's soils.

- Discourage development on highly erodable, unstable, or steep slopes.

Goal #6:

To encourage retention of productive forest lands and agricultural areas.

Chapter 8 - Hazards

Goal #3:

To deter development away from unstable slopes or soils.

Chapter 9 – Community Design

Goal #1:

To maintain the identity of existing neighborhood areas.

- Implement zoning map that does not incorporate radical departures from existing land uses or densities.

Chapter 10 – Land Use

Goal #1:

To develop a land use pattern which implements the other elements of the Community Plan.

Goal #2:

To provide a variety of land use types and densities within the Plan Area.

Goal #3:

To guide development in such a manner that an acceptable balance is achieved between the costs for public facilities and services and revenues or improvements required of new developments.

The Community Plan incorporates the following objectives designed to achieve this Goal:

- Encourage development within or adjacent to areas already served with public facilities or services.
- Discourage development which requires expensive facilities or long-range service costs unless an adequate funding source can be assured.

Goal #4:

To encourage development which is consistent with the natural carrying capacity of the area's soils.

To assist in achievement of this Goal the Plan incorporates the following objective:

- Discourage development on highly erodable, unstable, or steep slopes.

Goal #5:

To encourage the retention and utilization of resource land for timber production, agricultural uses, and mineral extraction.

- Encourage, as a primary use, forest management activities within important timber resource areas.

Issue: Zoning Ordinance Consistency

All three ~~Both~~ existing parcels ~~and/or development~~ are inconsistent with the following zoning requirement: minimum parcel size (APN:025-250-22 and APN 025-520-15) ~~and Fire-Safe setback (home on APN: 025-520-10)~~. After the proposed lot line adjustment, parcels APN: 025-250-22 and 025-520-15 will continue to not meet the minimum parcel size requirement. It is important to note that there is no configuration possible which would allow these two parcels to meet minimum parcel size requirements. A second point to note is that the proposed lot line adjustment will not allow for greater development density than the current configuration allows.

Section 30.3 (Minimum Lot Size) of the Trinity County Zoning Ordinance provides some guidance that is useful in the present instance. Section E (Property Divided by Separate General Plan Land Use Designations) provides flexibility from meeting minimum parcel sizes required by zoning if certain findings can be made (in Section 30.3 B). Issues to consider include ability to meet water and sewage disposal requirements; efficiency of design considering issues such as topography, slopes, resource management, and usable area; and, not allowing for future subdivision potential which would allow a greater number of parcels than allowed by zoning. While the present case is somewhat different (reconfigure existing split designated lot vs. subdividing of same), the reasoning and issues outlined in this code section are relevant to the review.

Issue: Building Ordinance Consistency

Existing APN: 025-520-15 is approximately 5.16 acres. After the proposed lot line adjustment, it will be approximately 1.80 acres. As was shown in Figure B, the actual usable area for development is virtually identical under both conditions. There is sufficient room after adjustment to meet all county building standards.

Conclusion:

As they exist today, ~~all three~~ **both** of the parcels involved in this lot line adjustment fail to meet at least one element of the Trinity County Zoning Ordinance. After the lot line adjustment, ~~only two~~ **both** parcels will remain out of compliance **for minimum parcel size**. There is actually no action possible under applicable zoning standards to bring the two ~~out-of-compliance~~ parcels into compliance. Furthermore, there are more parcels in the project area out of compliance regarding minimum parcel size requirements than are in compliance. Given this, it seems that more relevant considerations are: 1. Does the project conform with the broader intent of the zoning ordinance, and; 2. Are the involved owners and surrounding owners better off before or after the project?

1. Does the project conform with the broader intent of the zoning ordinance?

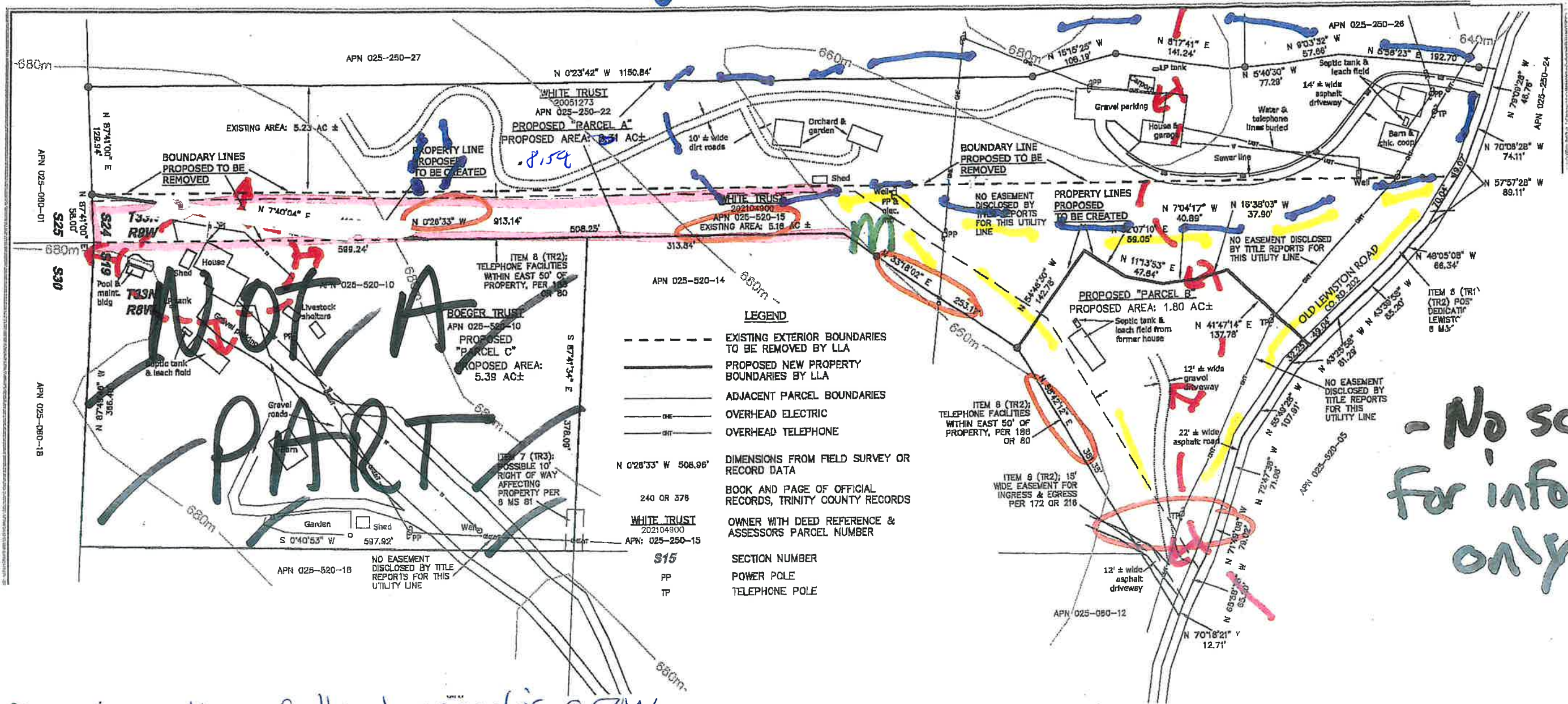
Yes. The potential density of development in the area will not increase as a result of the adjustment. In addition, the portion of the project area zoned for timber management will be more viable after the adjustment since all lands so designated will be on one, larger parcel.

2. Are the involved owners and surrounding owners better off before or after the project?

After. APN: 025-520-15 sat unmanaged for more than twenty years after the Lowden Fire. The only use to occur there (cannabis) was actually not permitted since the parcel is within the Lewiston Opt Out Area. The parcel had become overgrown with extensive brush fields and other dead material – a fire hazard for all surrounding properties. Since acquiring the parcel, the White's have undertaken extensive fuels reduction work and removed multiple loads of garbage and an abandoned vehicle from the property.

Adjusted APN: 025-520-15 is being made ready for straightforward residential development. Future need for earthwork on steep decomposed granite slopes has been reduced by combining all timber production areas into one parcel. ~~The Boeger property will be in compliance with setback standards.~~ The White's have lived in Lewiston for twenty-five years and are committed to the future of our community and county.

Figure "A"



- No scale for information only

M - Location of illegal cannabis grow.

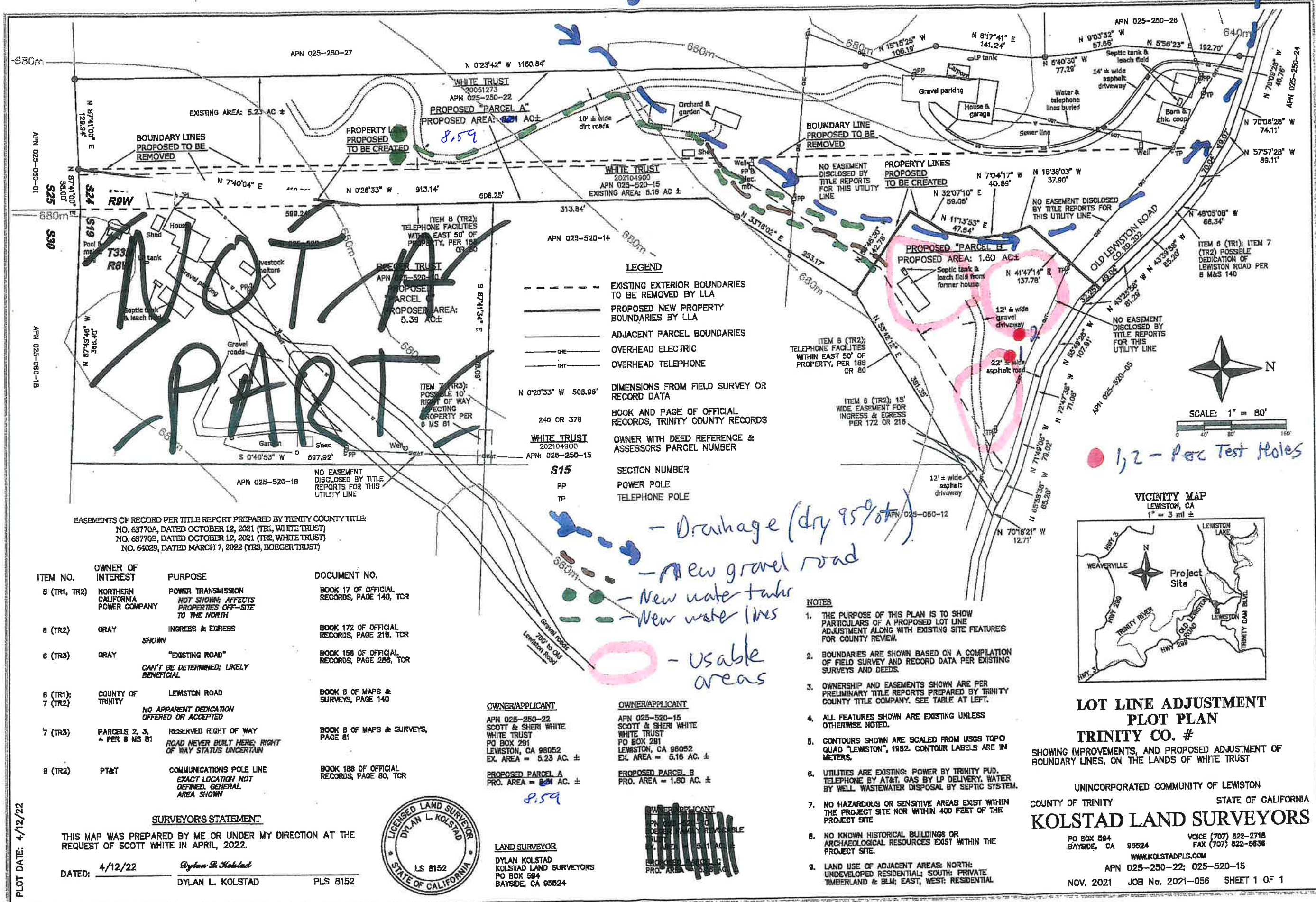
- Approximate boundary of Lowden fire. Arrows point toward burned area. Note: Home on 025-520-10 survived fire in small unburned pocket.

- Fuels management areas prior to purchase of 025-520-15

- Fuels management completed after purchase of 025-520-15

Orange - Additional fuels management planned.
 58 foot wide portion of 025-520-15

Figure B



EASEMENTS OF RECORD PER TITLE REPORT PREPARED BY TRINITY COUNTY TITLE:
 NO. 63770A, DATED OCTOBER 12, 2021 (TR1, WHITE TRUST)
 NO. 63770B, DATED OCTOBER 12, 2021 (TR2, WHITE TRUST)
 NO. 64029, DATED MARCH 7, 2022 (TR3, BOEGER TRUST)

ITEM NO.	OWNER OF INTEREST	PURPOSE	DOCUMENT NO.
5 (TR1, TR2)	NORTHERN CALIFORNIA POWER COMPANY	POWER TRANSMISSION NOT SHOWN; AFFECTS PROPERTIES OFF-SITE TO THE NORTH	BOOK 17 OF OFFICIAL RECORDS, PAGE 140, TCR
6 (TR2)	GRAY	INGRESS & EGRESS SHOWN	BOOK 172 OF OFFICIAL RECORDS, PAGE 218, TCR
6 (TR3)	GRAY	"EXISTING ROAD" CAN'T BE DETERMINED; LIKELY BENEFICIAL	BOOK 156 OF OFFICIAL RECORDS, PAGE 288, TCR
6 (TR1); 7 (TR2)	COUNTY OF TRINITY	LEWISTON ROAD NO APPARENT DEDICATION OFFERED OR ACCEPTED	BOOK 8 OF MAPS & SURVEYS, PAGE 140
7 (TR3)	PARCELS 2, 3, 4 PER 8 MS 81	RESERVED RIGHT OF WAY ROAD NEVER BUILT HERE; RIGHT OF WAY STATUS UNCERTAIN	BOOK 8 OF MAPS & SURVEYS, PAGE 81
8 (TR2)	PT&T	COMMUNICATIONS POLE LINE EXACT LOCATION NOT DEFINED. GENERAL AREA SHOWN	BOOK 188 OF OFFICIAL RECORDS, PAGE 80, TCR

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF SCOTT WHITE IN APRIL, 2022.

DATED: 4/12/22
 Dylan L. Kolstad
 DYLAN L. KOLSTAD PLS 8152



LAND SURVEYOR
 DYLAN KOLSTAD
 KOLSTAD LAND SURVEYORS
 PO BOX 594
 BAYSIDE, CA 95524

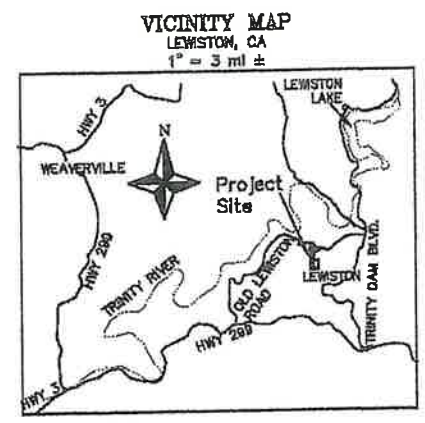
OWNER/APPLICANT
 SCOTT & SHERI WHITE
 WHITE TRUST
 PO BOX 291
 LEWISTON, CA 98052
 EX. AREA = 5.23 AC ±
 PROPOSED PARCEL A
 PRO. AREA = 8.59 AC ±

OWNER/APPLICANT
 SCOTT & SHERI WHITE
 WHITE TRUST
 PO BOX 291
 LEWISTON, CA 98052
 EX. AREA = 5.16 AC ±
 PROPOSED PARCEL B
 PRO. AREA = 1.80 AC ±

- LEGEND**
- EXISTING EXTERIOR BOUNDARIES TO BE REMOVED BY LLA
 - PROPOSED NEW PROPERTY BOUNDARIES BY LLA
 - ADJACENT PARCEL BOUNDARIES
 - OVERHEAD ELECTRIC
 - OVERHEAD TELEPHONE
 - DIMENSIONS FROM FIELD SURVEY OR RECORD DATA
 - BOOK AND PAGE OF OFFICIAL RECORDS, TRINITY COUNTY RECORDS
 - OWNER WITH DEED REFERENCE & ASSESSORS PARCEL NUMBER
 - SECTION NUMBER
 - POWER POLE
 - TELEPHONE POLE

Handwritten notes:
 - Drainage (dry 95% of the time)
 - New gravel road
 - New water tank
 - New water lines
 - Usable areas

- NOTES**
- THE PURPOSE OF THIS PLAN IS TO SHOW PARTICULARS OF A PROPOSED LOT LINE ADJUSTMENT ALONG WITH EXISTING SITE FEATURES FOR COUNTY REVIEW.
 - BOUNDARIES ARE SHOWN BASED ON A COMPILATION OF FIELD SURVEY AND RECORD DATA PER EXISTING SURVEYS AND DEEDS.
 - OWNERSHIP AND EASEMENTS SHOWN ARE PER PRELIMINARY TITLE REPORTS PREPARED BY TRINITY COUNTY TITLE COMPANY. SEE TABLE AT LEFT.
 - ALL FEATURES SHOWN ARE EXISTING UNLESS OTHERWISE NOTED.
 - CONTOURS SHOWN ARE SCALED FROM USGS TOPO QUAD "LEWISTON", 1982. CONTOUR LABELS ARE IN METERS.
 - UTILITIES ARE EXISTING: POWER BY TRINITY PUD, TELEPHONE BY AT&T, GAS BY LP DELIVERY, WATER BY WELL, WASTEWATER DISPOSAL BY SEPTIC SYSTEM.
 - NO HAZARDOUS OR SENSITIVE AREAS EXIST WITHIN THE PROJECT SITE NOR WITHIN 400 FEET OF THE PROJECT SITE.
 - NO KNOWN HISTORICAL BUILDINGS OR ARCHAEOLOGICAL RESOURCES EXIST WITHIN THE PROJECT SITE.
 - LAND USE OF ADJACENT AREAS: NORTH: UNDEVELOPED RESIDENTIAL; SOUTH: PRIVATE TIMBERLAND & BLM; EAST, WEST: RESIDENTIAL.



LOT LINE ADJUSTMENT PLOT PLAN TRINITY CO. #

SHOWING IMPROVEMENTS, AND PROPOSED ADJUSTMENT OF BOUNDARY LINES, ON THE LANDS OF WHITE TRUST

UNINCORPORATED COMMUNITY OF LEWISTON
 COUNTY OF TRINITY STATE OF CALIFORNIA
KOLSTAD LAND SURVEYORS
 PO BOX 594 BAYSIDE, CA 95524
 VOICE (707) 822-2718
 FAX (707) 822-5636
 WWW.KOLSTADPLS.COM
 APN 025-250-22; 025-520-15
 NOV. 2021 JOB No. 2021-056 SHEET 1 OF 1

PLOT DATE: 4/12/22

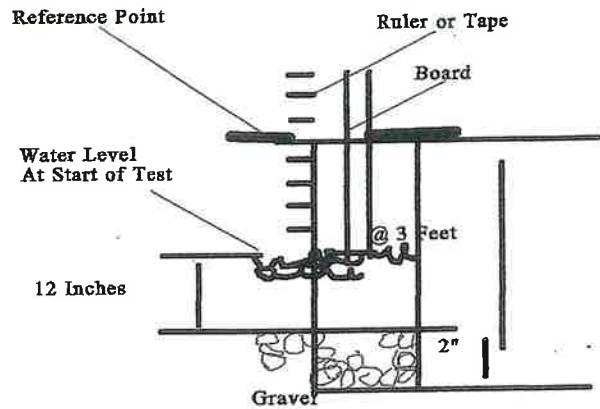
PERCOLATION TEST PROCEDURES

The object in conducting percolation tests of soil in which a drain field or seepage pit is to be installed, is to determine the length of time required for the soil to absorb one inch of water when the ground has been saturated. The information obtained from these tests, together with knowledge of the approximate amount and type of sewage to be discharged, makes it possible to determine the size of the drain field.

Holes 4 to 6 inches in diameter have been found to be the most convenient. However, this diameter is not critical, and particularly in very loose soils, it may be easier to dig larger holes. Sides of the holes should be vertical and the depth should be approximately that of the proposed drain field (3 feet deep). The holes (2 or more) should be approximately 30 feet apart and in the area where the drain field will be installed.

1. The sides should be roughed up to eliminate packing caused by the shovel or post hole digger, which would reduce the percolation rate. Two inches of the fine gravel should be placed in the hold to prevent bottom scoring.
2. Fill the hold with clear water being careful to avoid washing down the sides of the hole. By refilling if necessary, keep at last 24 inches of water in the hole for at least 24 hours. After the above saturation, start with no more than 12 inches of water above the gravel (remove water if necessary) and begin the measurements.
3. Select a reference point from which to measure (a board laid across the mouth of the hole is satisfactory) and measure the distance from the reference point to the level of the water. Enter the time and distance measured on the chart below.
4. Repeat the measurement at the end of 30 minutes. Continue making measurements at 30 minute intervals for 4 hours.
5. If the water level drops too low for further readings, refill to the 12 inch level at the end of a 30 minute period, measure and proceed as before.
6. If the hole consistently drains in less than 30 minutes, make readings at 10 minute intervals.
7. Sketch plot plan on back of this form and/or on application form.

Percolation Test Results			
Hole 1		Hole 2	
Time	Depth to Water	Time	Depth To Water
11:00	24	Same	24
11:30	25		24½
12:00	25½	}	25
12:30	26½		25½
1:00	27½		26½
1:30	28		27
2:00	29		28
2:30	29½		29
3:00	30½		30



I hereby certify that the above percolation tests were done in accordance with the instructions and the results recorded here are true and correct.

Date 8/13/22

AP Number 25/520/15

Trinity Pump & Supply
 Lic # 906821


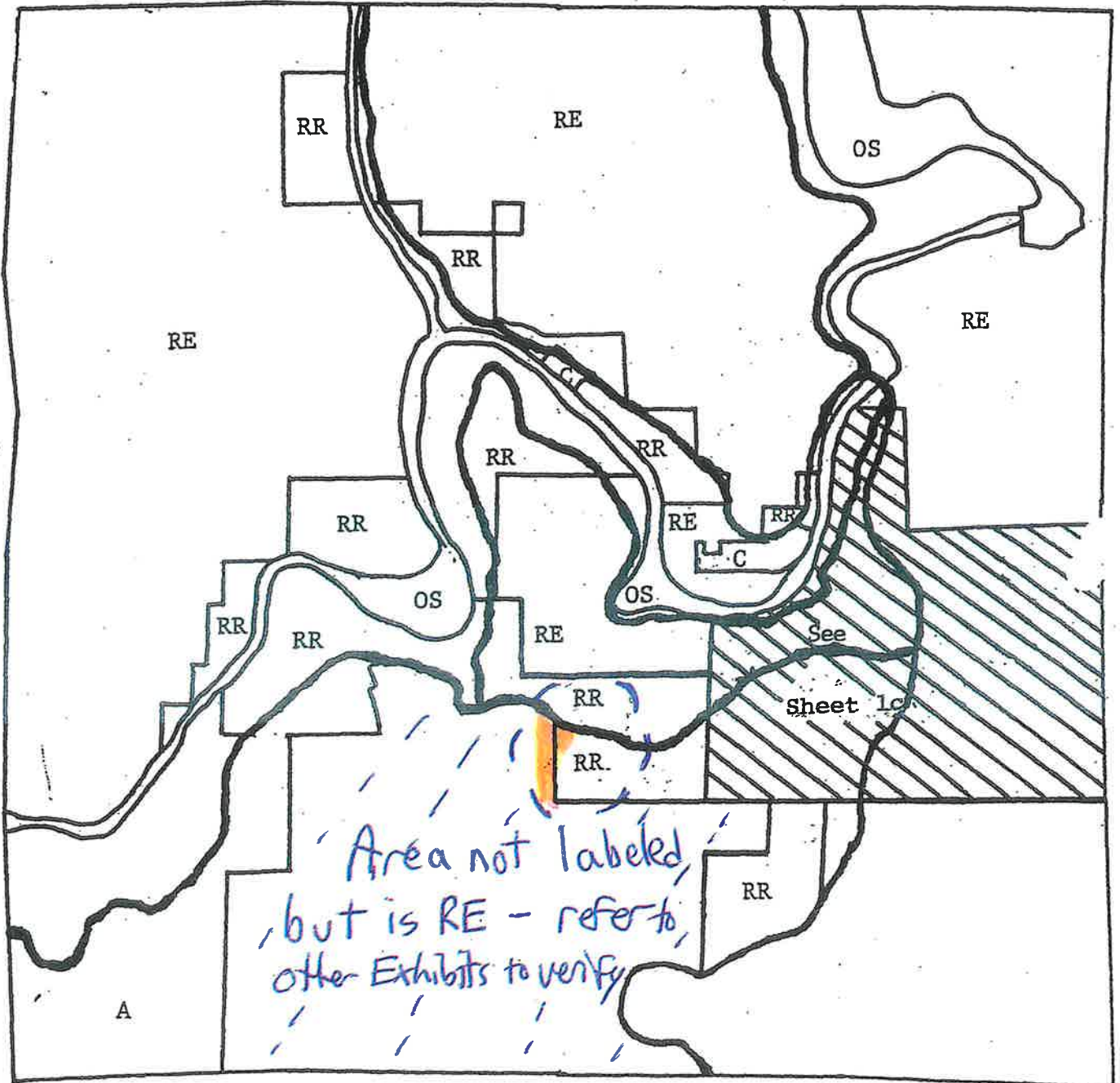

 Signature _____ Certificate # _____
 Owner's Name Scott White

Figure "E"

LEWISTON

COMMUNITY PLAN

AREA



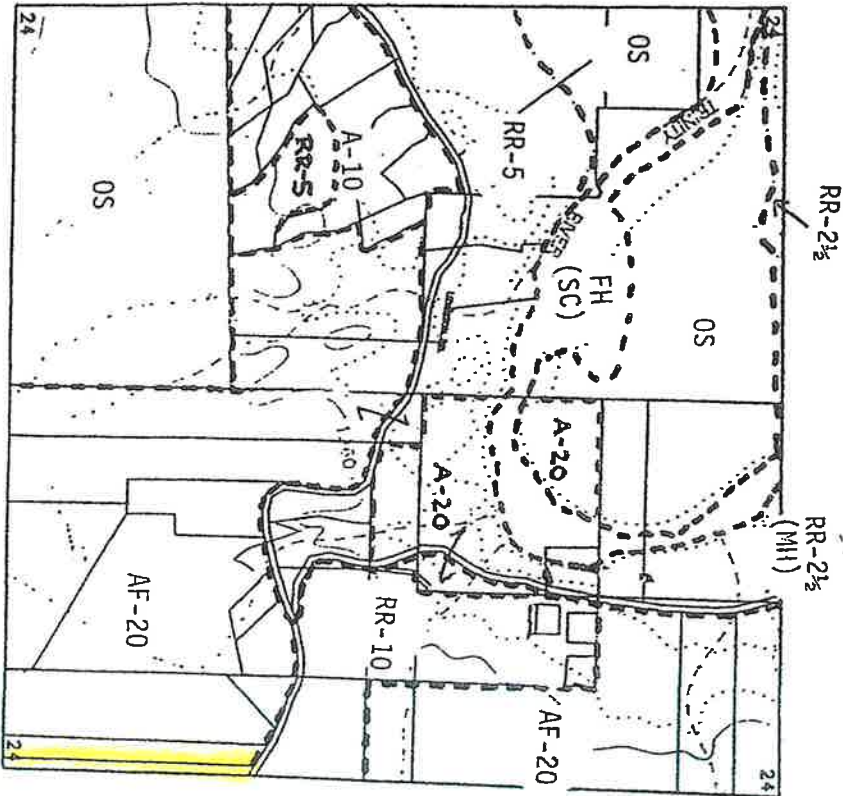
LEGEND

A - Agriculture
C - Commercial
OS--Open Space

RE - Resource
RR - Rural Residential

SHEET 1b

Figure "F"



ZONING QUADS SECT.24 R.33N 9W

COUNTY OF TRINITY
CALIFORNIA
April 15, 1986

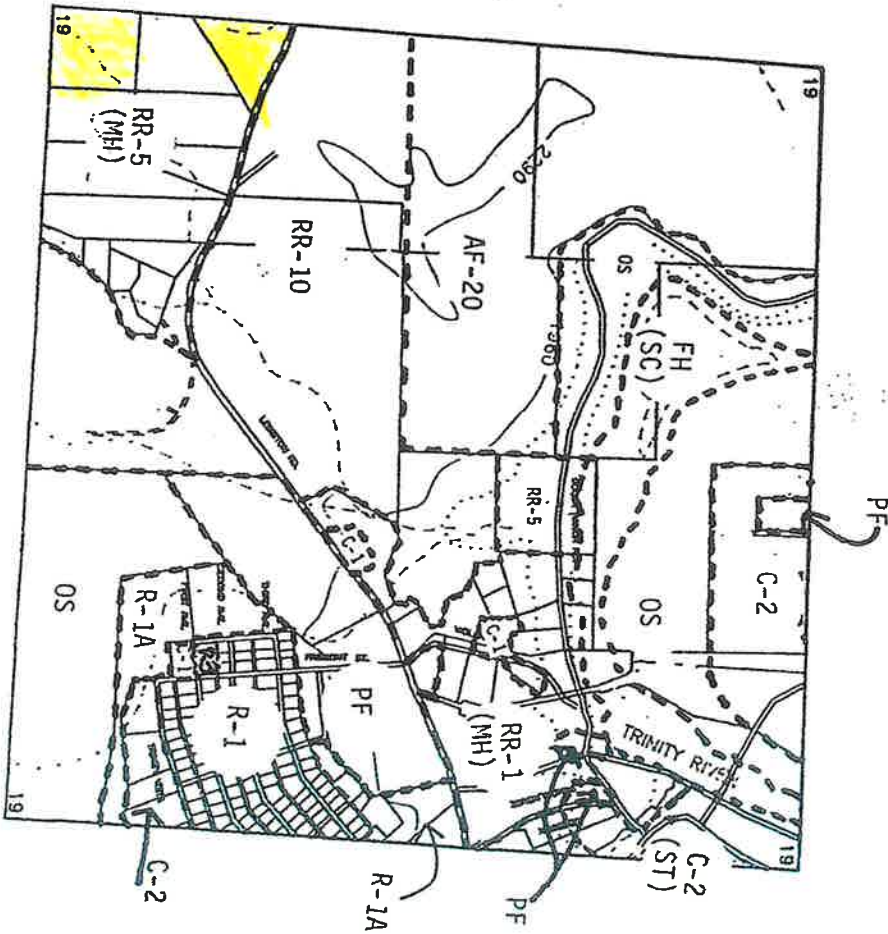
Prepared for : Planning Department
Trinity County
Prepared by :
Peckham, Inc.

11	12	7	8
14	13	18	17
23	24	19	20
26	25	30	29



- Parcels
- Highways
- Improved Roads
- Unimproved Roads
- Waterways
- USGS Contours
- Intermediate Contours

Figure "G"



ZONING QUADS SECT. 19 R.33N 8W

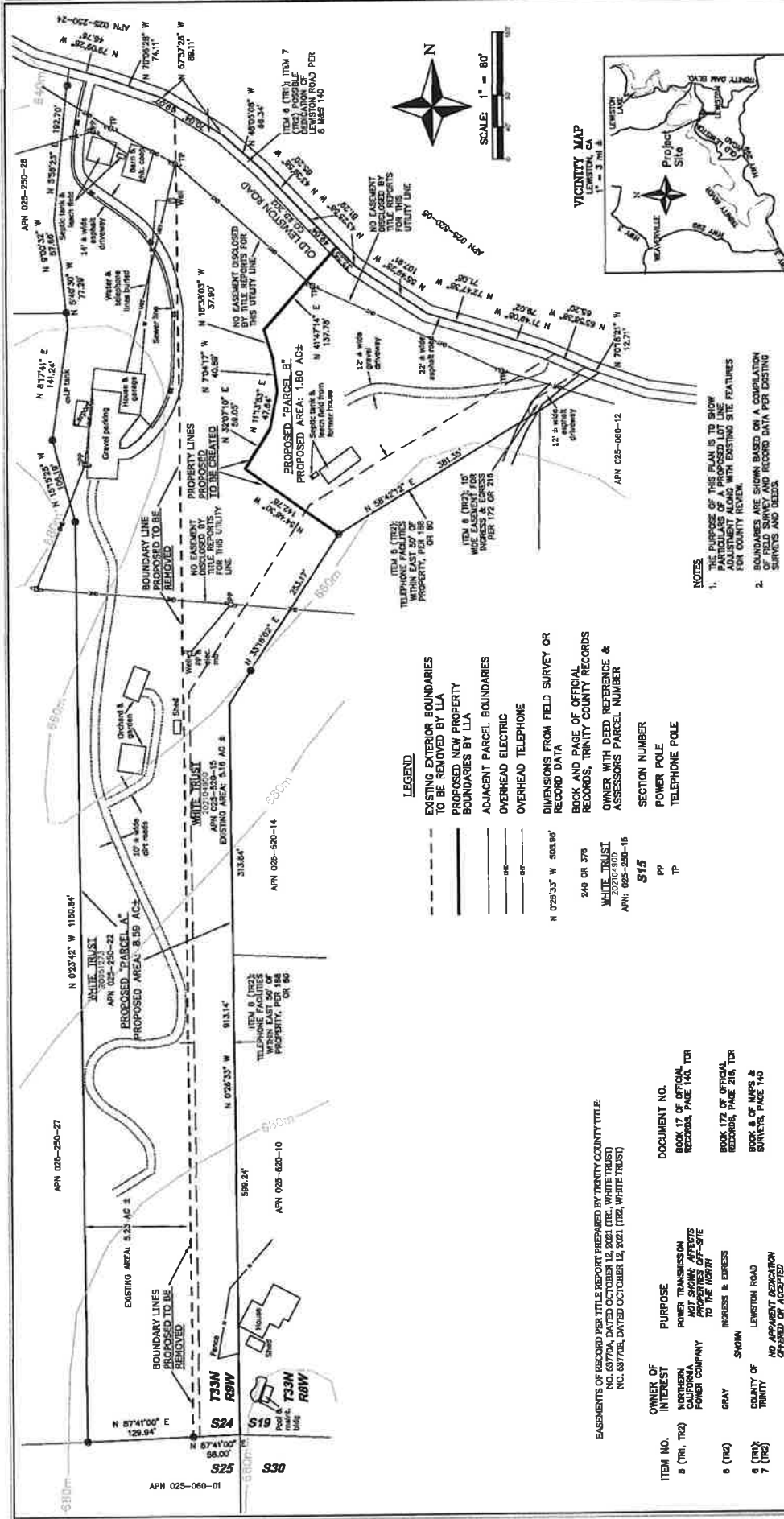
COUNTY OF TRINITY
CALIFORNIA
April 15, 1986

Prepared for : Planning Department
Trinity County
Prepared by :
Peckham, Inc.

11	12	7	8
14	13	18	17
23	24	19	20
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- Parcels
- Highways
- Improved Roads
- Unimproved Roads
- Waterways
- USGS Contours
- Intermediate Contours



**LOT LINE ADJUSTMENT, MINOR
PLOT PLAN - OPTION 2
TRINITY CO. #P-22-19**

SHOWING IMPROVEMENTS AND PROPOSED ADJUSTMENT OF BOUNDARY LINES, ON THE LANDS OF WHITE TRUST

UNINCORPORATED COMMUNITY OF LEMSTON
STATE OF CALIFORNIA
KOLSTAD LAND SURVEYORS
PO BOX 894
BAYSHIRE, CA 94924
VOICE (707) 622-2719
FAX (707) 622-2638
WWW.KOLSTADLANDSURVEYORS.COM
NOV. 2021 JOB NO. 2021-056 SHEET 1 OF 1

NOTES

1. THE PURPOSE OF THIS PLAN IS TO SHOW PARTICULARS OF A PROPOSED LOT LINE ADJUSTMENT ALONG WITH EXISTING SITE FEATURES FOR COUNTY REVIEW.
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6. UTILITIES ARE EXISTING POWER BY TRINITY P.U.D. TELEPHONE BY AT&T. GAS BY LP DELIVERY. WATER BY WELLS. WASTEWATER DISPOSAL BY SEPTIC SYSTEM.
7. NO HAZARDOUS OR SENSITIVE AREAS EXIST WITHIN PROJECT SITE NOR WITHIN 400 FEET OF THE PROJECT SITE.
8. NO ARCHAEOLOGICAL RESOURCES OR PREHISTORIC REMAINS EXIST WITHIN THE PROJECT SITE.
9. LAND USE OF ADJACENT AREAS: NORTH: UNDEVELOPED RESIDENTIAL; SOUTH: PRIVATE TIMBERLAND & BLG; EAST: WEST: RESIDENTIAL

LEGEND

- EXISTING EXTERIOR BOUNDARIES TO BE REMOVED BY LLA
- PROPOSED NEW PROPERTY BOUNDARIES BY LLA
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- BOOK AND PAGE OF OFFICIAL RECORDS, TRINITY COUNTY RECORDS
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- POWER POLE
- TELEPHONE POLE

OWNER/APPLICANT

APN 029-250-12
SCOTT & SHERI WHITE
WHITE TRUST
PO BOX 201
LEMSTON, CA 94902
EX. AREA = 5.16 AC. ±
PROPOSED PARCEL A
PRO. AREA = 8.59 AC. ±

OWNER/APPLICANT

APN 029-250-14
SCOTT & SHERI WHITE
WHITE TRUST
PO BOX 201
LEMSTON, CA 94902
EX. AREA = 5.16 AC. ±
PROPOSED PARCEL B
PRO. AREA = 1.80 AC. ±

OWNER/APPLICANT

APN 029-250-22
SCOTT & SHERI WHITE
WHITE TRUST
PO BOX 201
LEMSTON, CA 94902
EX. AREA = 5.33 AC. ±
PROPOSED PARCEL C
PRO. AREA = 8.59 AC. ±

LAND SURVEYOR

DYLAN KOLSTAD SURVEYORS
PO BOX 894
BAYSHIRE, CA 94924

SURVEYOR'S STATEMENT.

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF SCOTT WHITE IN DECEMBER, 2022.

DATED:

12/29/22 *Stephen B. Kolstad* DYLAN L. KOLSTAD PLS 6152

PLAT DATE:

12/29/22



EASEMENTS OF RECORD PER TITLE REPORTS PREPARED BY TRINITY COUNTY TITLE: NO. 88700A DATED OCTOBER 12, 2021 (TRA, WHITE TRUST) NO. 88700B DATED OCTOBER 12, 2021 (TRA, WHITE TRUST)

ITEM NO. 8 (TR1, TR2) INTEREST NORTHERN CALIFORNIA POWER COMPANY PURPOSE POWER TRANSMISSION AND SHORES OFF-SITE TO THE NORTH DOCUMENT NO. BOOK 17 OF OFFICIAL RECORDS, PAGE 148, TOR

ITEM NO. 8 (TR2) INTEREST GRAY PURPOSE INGRESS & EGRESS DOCUMENT NO. BOOK 172 OF OFFICIAL RECORDS, PAGE 216, TOR

ITEM NO. 8 (TR1) & 7 (TR2) INTEREST TRINITY PURPOSE LEMSTON ROAD NO APPARENT DEDICATION OFFERED OR ACCEPTED DOCUMENT NO. BOOK 8 OF MAPS & SURVEYS, PAGE 140

ITEM NO. 8 (TR2) INTEREST FT&T PURPOSE COMMUNICATIONS POLE LINE EXACT LOCATION NOT SHOWN DOCUMENT NO. BOOK 186 OF OFFICIAL RECORDS, PAGE 81, TOR

Exhibit "A"
Resultant White Living Trust property
Lot Line Adjustment proposed "Parcel A"
Legal Description

That real property situated in the County of Trinity, State of California, described as follows:

All those portions of Parcel Nos. 1, 2, and 3 as shown on the Parcel Map for James B. Sr. and Wilma W. Thomas in Section 24, Township 33 North, Range 9 West and Section 19, Township 33 North, Range 8 West, M.D.M.&M., filed for record in the office of the County Recorder of Trinity County, California on December 2, 1975 in Book 8 of Maps and Surveys Page 140, lying easterly of the following described boundary line:

BEGINNING at the Southwest corner of Parcel No. 2 as shown on said Parcel Map, also being the Southeast corner of Parcel No. 2 of the above mentioned Parcel No. 2 as shown on Book 10 of Maps and Surveys, Page 153;

THENCE North 1°06'29" West, 1162.93 feet to a 5/8" rebar and cap stamped L.S. 4569;
THENCE North 15°47'20" West, 105.07 feet to a 5/8" rebar and cap stamped L.S. 4569;
THENCE North 10°30'07" East, 141.16 feet to a 5/8" rebar and cap stamped L.S. 4569;
THENCE North 3°27'50" West, 77.29 feet to a 5/8" rebar and cap stamped L.S. 4569;
THENCE North 6°49'23" West, 57.66 feet to a 5/8" rebar and cap stamped L.S. 4569;
THENCE North 8°08'16" East, 171.17 feet to a 5/8" rebar and cap stamped L.S. 4569;
THENCE continuing North 8°08'16" East, 15.79 feet to a point in the centerline of Lewiston Road, County Road No. 202.

EXCEPTING THEREFROM all that portion of Parcel 3 per Book 8 of Maps and Surveys, Page 140, Trinity County Records, lying easterly of the following described real boundary:

COMMENCING at a 5/8" rebar and cap stamped L.S. 4569, marking the southeast corner of "APN 025-520-27" shown on Book 21 of Maps and Surveys, Page 148, Trinity County Records, (and from which rebar, another 5/8" rebar and cap stamped L.S. 4569 shown on said map, bears North 0 degrees, 23 minutes, 42 seconds West, 1150.69 feet);

Thence North 15 degrees, 46 minutes, 05 seconds East, 1176.58 feet to a 1" diameter "bathy pin" on the easterly line of said Parcel 3, and shown on Book 5 of Maps and Surveys, Page 186, Trinity County Records as being at the northeast end of the course described thereon as S33°19'10"W 203.26', this bathy pin being the POINT OF BEGINNING of this description;

Thence North 54 degrees, 48 minutes, 30 seconds West, 142.78 feet;
Thence North 32 degrees, 07 minutes, 10 seconds East, 59.05 feet;
Thence North 11 degrees, 13 minutes, 53 seconds East, 47.64 feet;
Thence North 7 degrees, 04 minutes, 17 seconds West, 40.89 feet;
Thence North 16 degrees, 38 minutes, 03 seconds West, 37.90 feet;

Thence North 41 degrees, 47 minutes, 14 seconds East, 137.78 feet, more or less, to the centerline of Lewiston Road, county road 202, being the northerly boundary of Parcel 3 per Book 8 of Maps and Surveys Page 140.



A handwritten signature in cursive script that reads "Dylan L. Kolstad". The signature is written over a horizontal line.

Dylan L. Kolstad, PLS 8152
Document prepared:
December 28, 2022

Exhibit "A"
Resultant White Living Trust property
Lot Line Adjustment proposed "Parcel B"
Legal Description

That real property situated in the County of Trinity, State of California, within Section 19, Township 33 North, Range 8 West, Mount Diablo Meridian, described as follows:

All that portion of Parcel 3 per Book 8 of Maps and Surveys, Page 140, Trinity County Records, lying easterly of the following described real boundary:

COMMENCING at a 5/8" rebar and cap stamped L.S. 4569, marking the southeast corner of "APN 025-520-27" shown on Book 21 of Maps and Surveys, Page 148, Trinity County Records, (and from which rebar, another 5/8" rebar and cap stamped L.S. 4569 shown on said map, bears North 0 degrees, 23 minutes, 42 seconds West, 1150.69 feet);

Thence North 15 degrees, 46 minutes, 05 seconds East, 1176.58 feet to a 1" diameter "bathy pin" on the easterly line of said Parcel 3, and shown on Book 5 of Maps and Surveys, Page 186, Trinity County Records as being at the northeast end of the course described thereon as S33°19'10"W 203.26', this bathy pin being the POINT OF BEGINNING of this description;

Thence North 54 degrees, 48 minutes, 30 seconds West, 142.78 feet;
Thence North 32 degrees, 07 minutes, 10 seconds East, 59.05 feet;
Thence North 11 degrees, 13 minutes, 53 seconds East, 47.64 feet;
Thence North 7 degrees, 04 minutes, 17 seconds West, 40.89 feet;
Thence North 16 degrees, 38 minutes, 03 seconds West, 37.90 feet;

Thence North 41 degrees, 47 minutes, 14 seconds East, 137.78 feet, more or less, to the centerline of Lewiston Road, county road 202, being the northerly boundary of Parcel 3 per Book 8 of Maps and Surveys Page 140.



A handwritten signature in black ink, appearing to read "Dylan L. Kolstad", written over a horizontal line.

Dylan L. Kolstad, PLS 8152
Document prepared:
April 12, 2022