



Scott D. McGolpin, Director



## Certificate of Compliance Appeal

09-00-76/77 - Jameson Properties, LLC

APN 009-304-012 (1403 & 1407 Jameson Lane, Montecito)

## Purpose of Hearing

#### Recuest that the Board of Supervisors:

- 1) Uphold the decision by the County Surveyor and denviceshing two Certificates of Compliance on APN 009-304-012; or
- 2) Direct the County Surveyor to issue two Certificates of Compliance on APN 009-304-012

Office of the County Surveyor
September 7, 2010
Michael B. Emmons, County Surveyor



Scott D. McGolpin, Director



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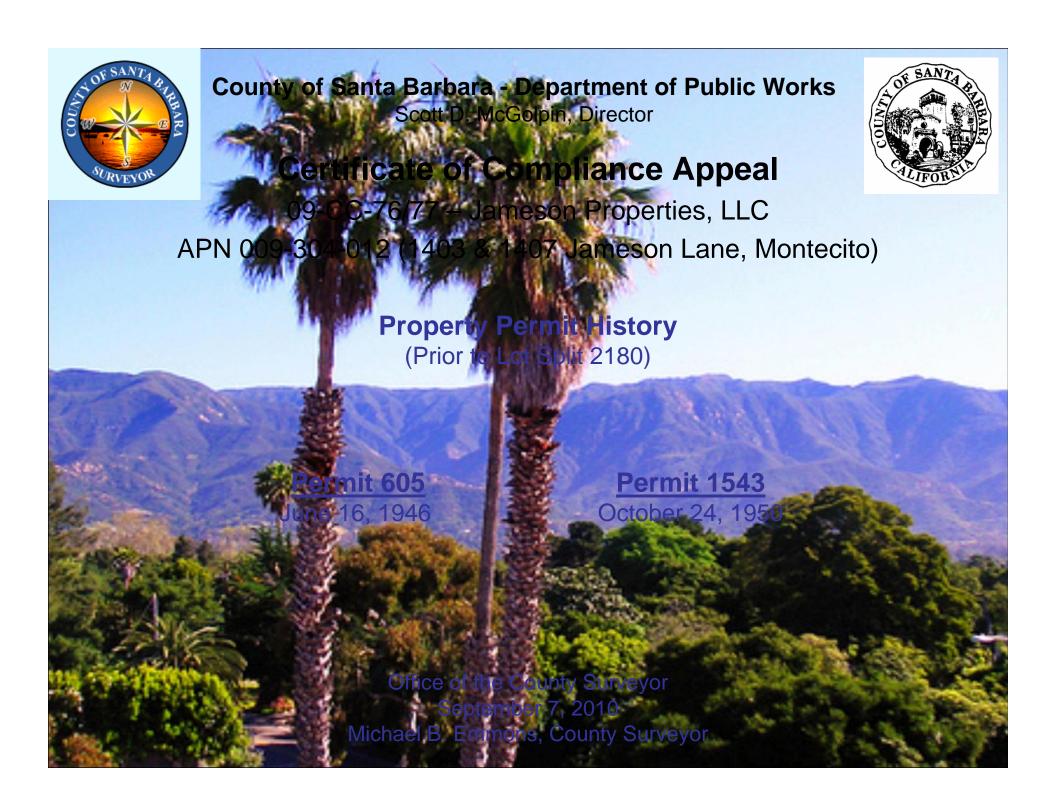
#### Location of property

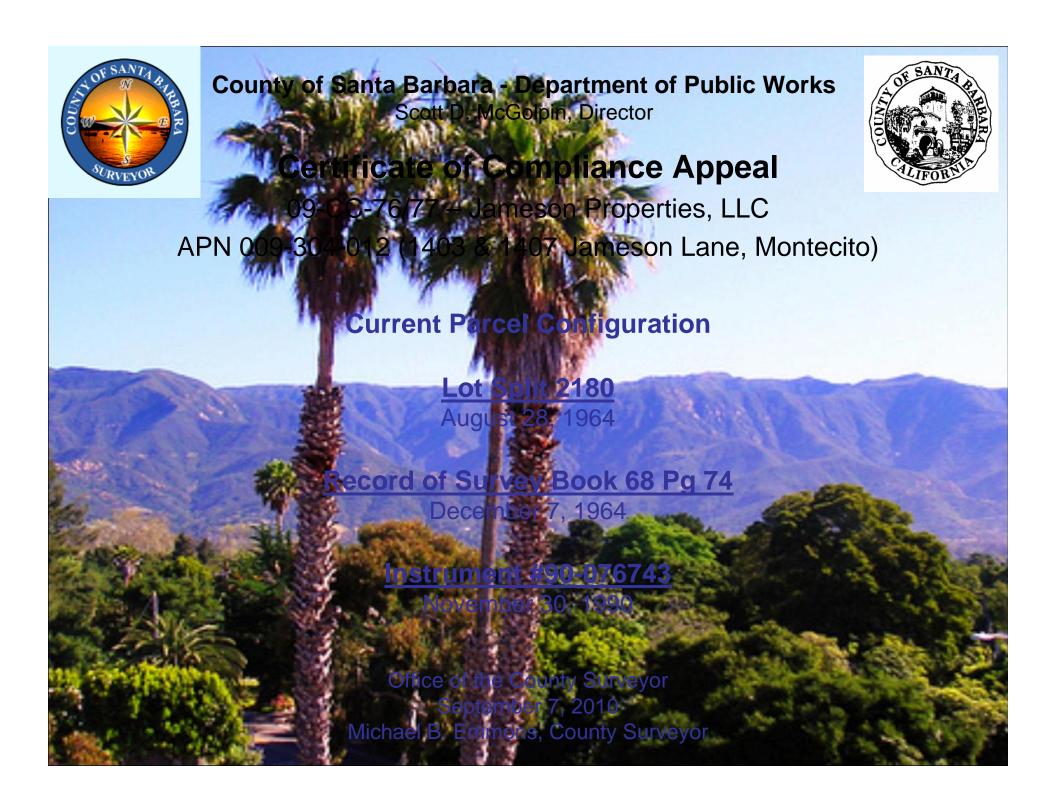


Located on the
Southeast corner
of Jameson Lane
and Danielson
Road in Montecito,
California

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## ertificate of Compliance Appeal

C-76/77 - Jameson Properties, LLC

12 1403 & 1407 Jameson Lane, Montecito) APN 009-304

#### People vs. Tehama County Found of Supervisors

The outcome of this case provides law that makes it more restrictive when issuing Certificates of Compliance on "fractions of lots" that have never been previously conveyed or subdivided. Once a deed is recorded, any fractions of underlying previously created parcels are merged and therefore ineligible to receive a Certificate of Compliance.

No prior decids for APN 009-304-012 were submitted prior to the recording of Instrument # 90-076743 and none are known to exist, therefore the recording of this document merged any underlying preexisting portions of lots that had never been separately conveyed eaving a singl ved by the County under Lot Split

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#### **Evidence of this Case**

- 1. Carl Haitmann owned a large parcel of land prior to 1946 which included APN 0.9-304-012
- 2. A permit (#605) was issued in tune 1946 to construct a single family dwelling and garage at 1256 Coast Highway, Lot 8 Outside Pueblo Lands
- 3. A second permit (#1543) was issued in October 1950 to move a single family dwelling from Summerland to the same lot (Lot 8)
- 4. At the request of the owner, the County approved Lot Split 2180 on August 28, 1964 containing 3 lots and required the owner to file a Record of Survey or deed within one year.

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8 1407 Jameson Lane, Montecito) APN 009-30

Evidence of this Case (Cont'd.)

- 5. A Record of Survey was filed at the request of Carl Haitmann in Book 68 Page 74 of Fecords of Survey capicting the property as approved by Lot Split 2180 on December 7, 1964 (Within the 1 year time limit)
- 6. A subsequent grant deed was recorded as Instrument #90-076743 on November 30, 1990 conveying APN 009-304-012 (First time as a separate parc
- 7. An application tor two Certificates of Compliance was filed with the r on Novemb 1403 & 1407 Jameson Lane)
- ermination (denial of two licant by letter on May 25,

Office of t County Surveyor

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6/77 - Jameson Properties, LLC

3 & 1407 Jameson Lane, Montecito) APN 009-30

## Administrative Lindings

- 1) There is no recorded grant deed, quitclaim deed, deed of trust, or subdivision (final or parcel) many bar conveys, finances or creates the ddresses of 1403 or 1407 Jameson Lane as separate parcels
- 2) All underlying parcel lines that existed within APN 009-304-012 prior to the approval of lest Split 2180 by the County were merged into one parcel depicted as "Parcel 1" on a Record of Survey recorded in Book 68 Page 74 of Records of Survey by the recording of a grant deed from ee of the W. & E. Hanson

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APN 009-304-012 1403 & 1407 Jameson Lane, Montecito)

#### Conclusion

#### Recuest that the Board of Supervisors:

- 1) Uphold the decision by the County Surveyor and denyissuing two Certificates of Compliance on APN 009-304-012; or
- 2) Direct the County Surveyor to issue two Certificates of Compliance on APN 009-304-012

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September 7, 2010
Michael B. Emmons, County Surveyor