

Lot Line Adjustment Approval Requirements And Parcel Design Assistance Manual

The purpose of this manual is to assist applicants in meeting the approval standards for resultant parcels in a Lot Line Adjustment. All parcels which would result from an adjustment are required to meet the 12 approval standards of Lot Line Adjustment Ordinance Section 17.46.040 (C). This manual lists each of the 12 approval standards followed by a simple definition and where possible, graphic examples are provided of acceptable and non-acceptable situations. The Department of Public Works also provides a sample map upon request.

17.46.040 (C)(1)

The lot line adjustment will result in the transfer of property between at least two, but no more than four, existing adjoining legal parcels. Parcels are adjoining only if each of the parcels proposed for adjustment abuts at least one of the other parcels involved;

- Parcel legality is confirmed by staff during the review of application completeness. Each parcel must each share a common boundary with at least one other parcel in the application.

17.46.040(C)(2)

A greater number of parcels than originally existed will not result from the lot line adjustment;

- No new parcels can be created by the adjustment.

17.46.040(C)(3)

(see graphic examples on next page)

A non-buildable parcel will not be made buildable by the lot line adjustment. For purposes of this standard, a lot is considered buildable if it meets all three of the following criteria:

- a. The parcel contains a minimum two thousand four hundred square feet of net lot area as defined in Section 17.02.350¹;*
- b. The parcel has existing access rights to a public street as defined in Section 17.02.020²; and*
- c. The parcel contains a building site, as defined in Section 17.02.080³, which is a minimum of twenty-five feet wide and twenty-five feet deep;*

17.46.040(C)(3)- Buildable parcels

¹ **17.02.350 - Lot area, net.**

"Net lot area" means the gross lot area less the area within any existing or proposed public or private street, road or easement for ingress or egress, and less the area within any existing or proposed easement wherein the owner of the lot is prohibited from using the surface of the land. Included in the net area is the area lying within public utility easements, sanitary sewer easements, landscaping easements, public service easements, open space easements, drainage and flood control easements, and other such easements wherein the owner of the lot is not prohibited from using the surface of the land.

² **17.02.020 - Access rights.**

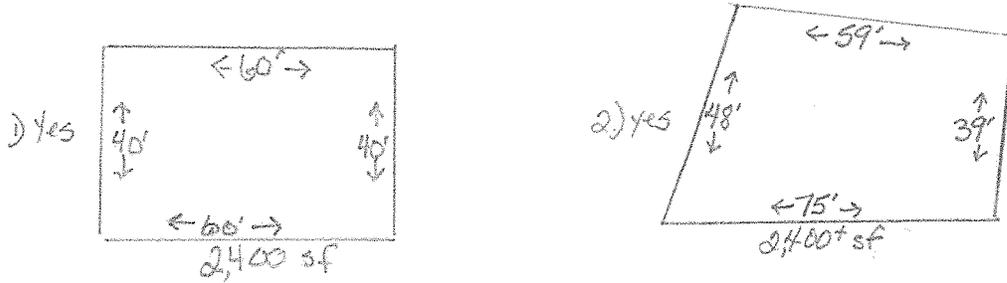
"Access rights" means the rights to vehicular and pedestrian entry onto a public street from private property.

³ **17.02.080 - Building site.**

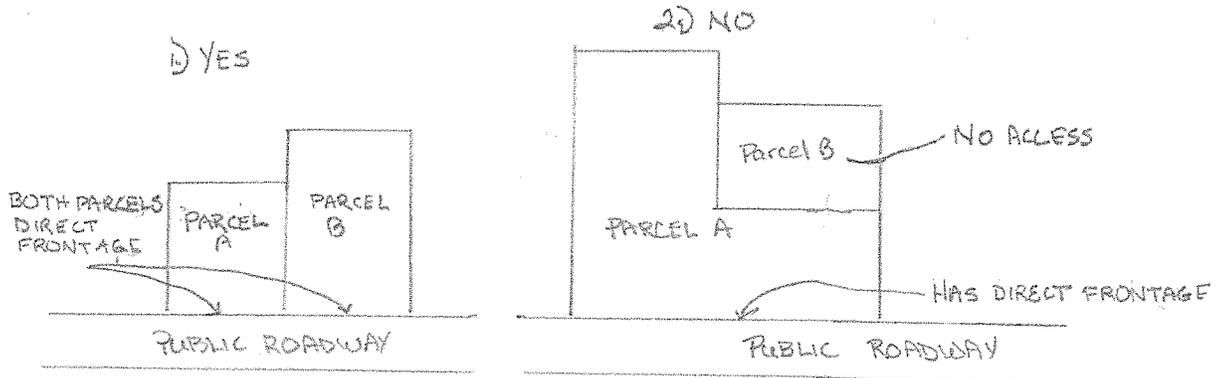
"Building site" means a site on a lot which is suitable for construction of a main building and is reasonably free from geotechnical hazards such as settlement, landsliding, mudsliding and flood hazards, and to which there is reasonable access.

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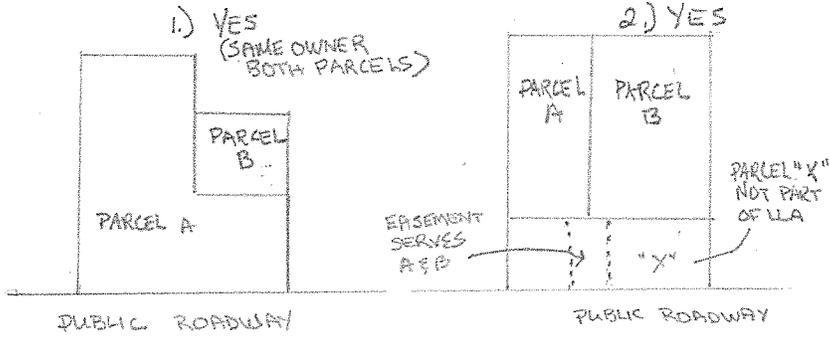
Graphic Examples for 17.46.040(C)(3)



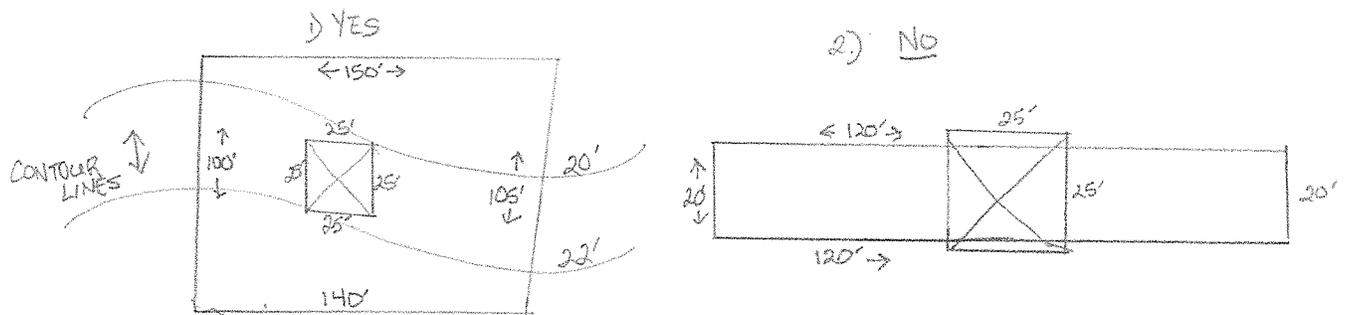
a) 2,400 square feet minimum parcel size



b) Existing rights to a public street- direct frontage —ONLY PERTAINS TO BUILDABILITY



or by Easement or Common Ownership —ONLY PERTAINS TO BUILDABILITY



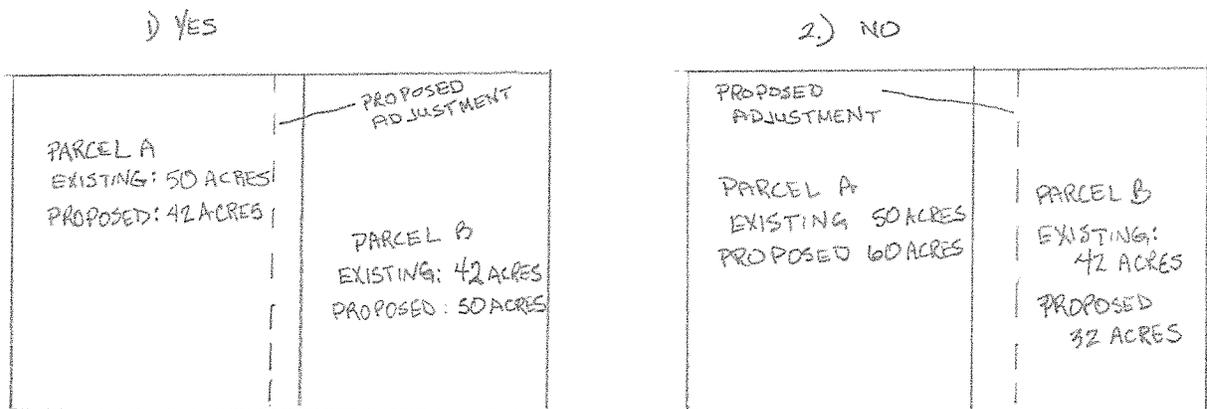
c) Building Site 25 feet wide by 25 feet deep

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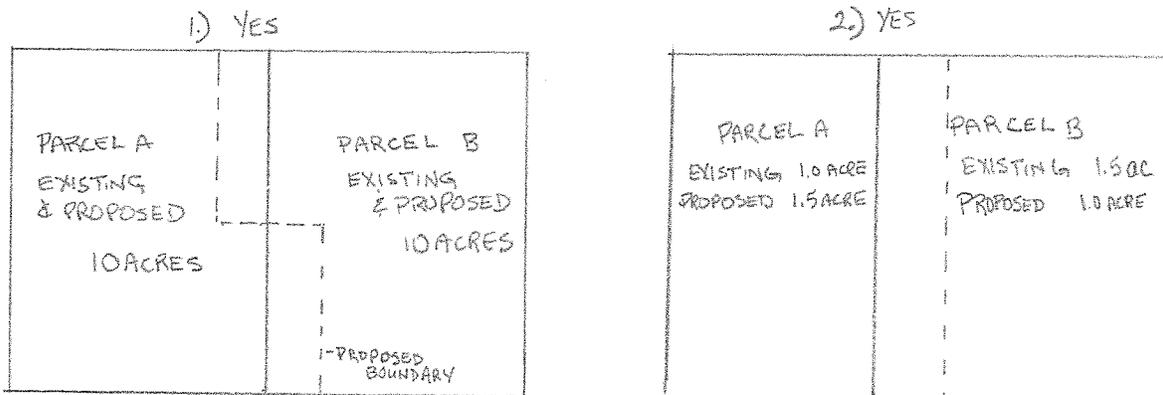
17.46.040(C)(4)

Parcels that equal or exceed the minimum parcel size established by the applicable zoning district, or forty acres in the case of parcels located within the Agricultural Watershed Zoning District, will not be reduced by the lot line adjustment below the minimum size allowed by the applicable zoning district, or forty acres in the case of parcels located within the Agricultural Watershed Zoning District, unless a corresponding number of parcels involved in the lot line adjustment which are located within the same zoning district and are smaller than such minimum parcel size, or less than forty acres in the case of parcels located within the Agricultural Watershed Zoning District, prior to the lot line adjustment will be increased by the lot line adjustment to exceed such minimum parcel size, or forty acres in the case of parcels located within the Agricultural Watershed Zoning District. Closure calculations shall be required for any existing or proposed parcels at or within one-tenth acre of the minimum parcel size;

- A parcel cannot be reduced in size to below the zoning minimum except for AW zoned parcels which cannot be reduced below 40 acres. Parcels already below the minimum parcel size do not have to be increased to the zoning minimum. Surveyors shall provide closure calculations for parcels within 0.10 acre of the zoning minimum.



Minimum parcel size in the Agricultural Watershed zone



Minimum parcel size other zoning areas

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17.46.040(C)(5)

The resultant parcels will not be bisected or otherwise internally severed by a road previously offered for dedication to a public agency for public use and accepted by that agency, unless previously bisected or otherwise severed, except that this standard shall not apply if the proposed bisection or other severance will facilitate the elimination or significant reduction of a previously existing risk to the safety of users of the road or to the physical integrity of the structure of the road;

- A parcel cannot be adjusted to straddle a public roadway unless the parcel is currently split by the public roadway.

17.46.040(C)(6) (see graphic example on pages 5 and 6 for width to depth examples-18.104.110(E)

The resultant parcels will comply with all of the provisions of Section 18.104.110⁴, unless compliance with such requirements is waived by variance granted pursuant to Chapter 18.128 (commencing with Section 18.128.010) in conjunction with the tentative approval of the lot line adjustment;

- This section details the various aspects of parcel design criteria. Questions about issues regarding zoning and design should be discussed with planning staff at (707) 253-4417.

⁴ 18.104.110 - Parcel design.

A. Except as provided in subsection (E) of this section, no lot shall be created with less than four thousand square feet of buildable area after taking into account the restrictions imposed by this title.

B. Except as provided in subsection (D) or (E) of this section, for lots zoned Residential Single or Residential Multiple, the minimum depth of a residential lot shall be eighty feet, minimum frontage shall be forty feet, and minimum width at building setback line shall be sixty feet.

C. Except as provided in subsection (E) of this section, each proposed lot shall have at least one buildable site.

D. Except as provided in subsection (E) of this section, the average depth of a parcel ten acres or less in size shall not exceed three times its average width and the average depth of a parcel greater than ten acres in size shall not exceed five times its average width, except that the unbuildable portion of the parcel may be deducted from the width-to-depth ratio by the advisory agency that approved the tentative map if a portion of the depth of the parcel will not be buildable due to:

1. Unusual topography such as existence of steep slopes, floodway, soil instability or geologic hazards;
2. The existence of dedicated easements.

E. The requirements set forth in subsections (A) through (D) of this section shall not apply within the Planned Development zoning district or to the following lots:

1. Those parcels dedicated or offered for dedication to the county or some other public entity or reserved by recorded restrictions for flood control purposes, natural resource preservation, common open space or other similar purposes;
2. Parcels actively used for such purposes as landfills, mining operations, or other similar long-term uses which do not normally require a permanent on-site primary structure and which are subject to a discretionary permit issued by the county regulating such use. (CONTINUED ON PAGE 3)

CONTINUED FROM PAGE 2

F. Side lot lines shall be at approximately right angles or radial to the street centerline, except where terrain or other restrictions make such design impractical.

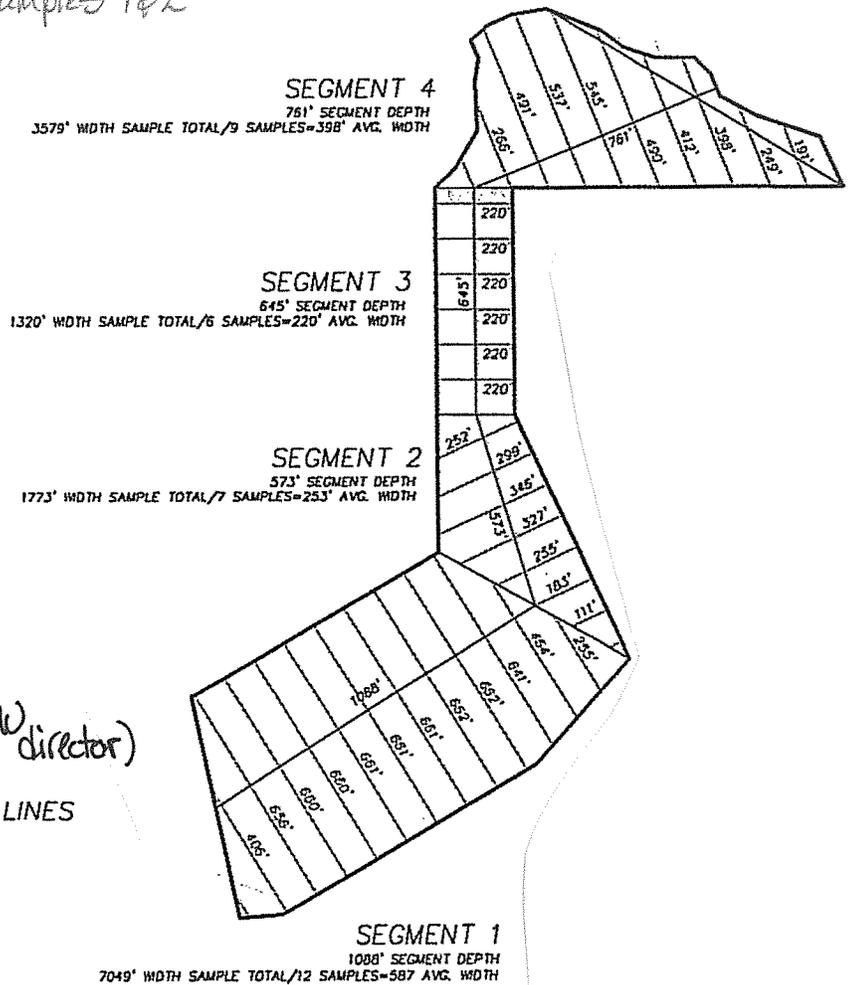
G. Lots less than two acres in size shall not have double street frontage unless the frontage and vehicular access from one of said streets is waived. This subsection is not intended to apply to corner lots.

H. All lots created by subdivision or parcel map, and all lots affected by lot line adjustment other than those which are less than the minimum parcel size required by the zoning district both before and after the lot line adjustment or which are the result of a lot line adjustment which complied with subsection (C)(4) of Section 17.46.040 shall, unless dedicated or offered for dedication or reserved by permanent recorded restrictions for flood control, natural resource preservation, common open space or other similar purposes, conform to the minimum lot area requirements of the general plan and zoning district in which the property is located. In determining whether a proposed lot having a gross area, as defined in Section 17.02.340, of less than forty acres conforms to such minimum area requirements, only the net area of the lot, as defined in Section 17.02.350, shall be considered.

I. No parcel shall be created in such a manner that the parcel is partly in the unincorporated area of the county and partly in a city or another county. Subject to Section 18.100.040, no parcel that is currently entirely within the unincorporated area of the county shall be adjusted in such a manner so that the reconfigured parcel is partly in the unincorporated area of the county and partly in a city or another county.

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Examples 1 & 2



JOHANSON METHODS: (Ken Johanson retired DPW director)

METHOD #1

TRUE PARCEL DEPTH = 3067' (AXIS LINE)
(POLYLINE RUN BETWEEN MIDPOINTS OF END LINES OR LINES RUN BETWEEN PCL. TERMINOUS AND HIGHPOINTS ON IRREG. PCLS.)

SUM OF ALL SEGMENT WIDTHS: 13,721'
(WIDTHS MEASURING LESS THAN THE SAMPLE INTERVAL [100'] ARE DISCARDED)

$13,721/34$ SAMPLE WIDTHS = 404' AVG. WIDTH
 $404/3067 = 1:7.6$

METHOD #2:

AVERAGE WIDTH BY SEGMENTS -
 $587+253+220+398=1458/4=364.5$
 $364.5/3067 = 1:8.4$

NOTE:

KEN JOHANSON'S METHOD COMES AS THE RESULT OF MUCH DISCUSSION REGARDING PARCEL DEPTH IN PARTICULAR. AS YOU CAN SEE, SPLITTING AN IRREGULAR PARCEL LIKE THIS INTO SEPARATE SEGMENTS AND THEN RUNNING THE CALCULATION WILL RENDER A 1:2.2 WIDTH/DEPTH RATIO BY HIS OWN METHOD - OBVIOUSLY NOT ACCURATE

THE SAME INCORRECT RESULT IS GAINED WITH THE GRID METHOD WHEN SPLIT INTO SEPARATE CALCS. MR. WEBB ASSERTS THAT THIS PARCEL MAINTAINS AN "ALMOST 1:1" WIDTH/DEPTH RATIO BY HIS (SEGMENTED) CALC. A SIMPLE VISUAL INSPECTION REVEALS THE FLAW IN THIS METHOD

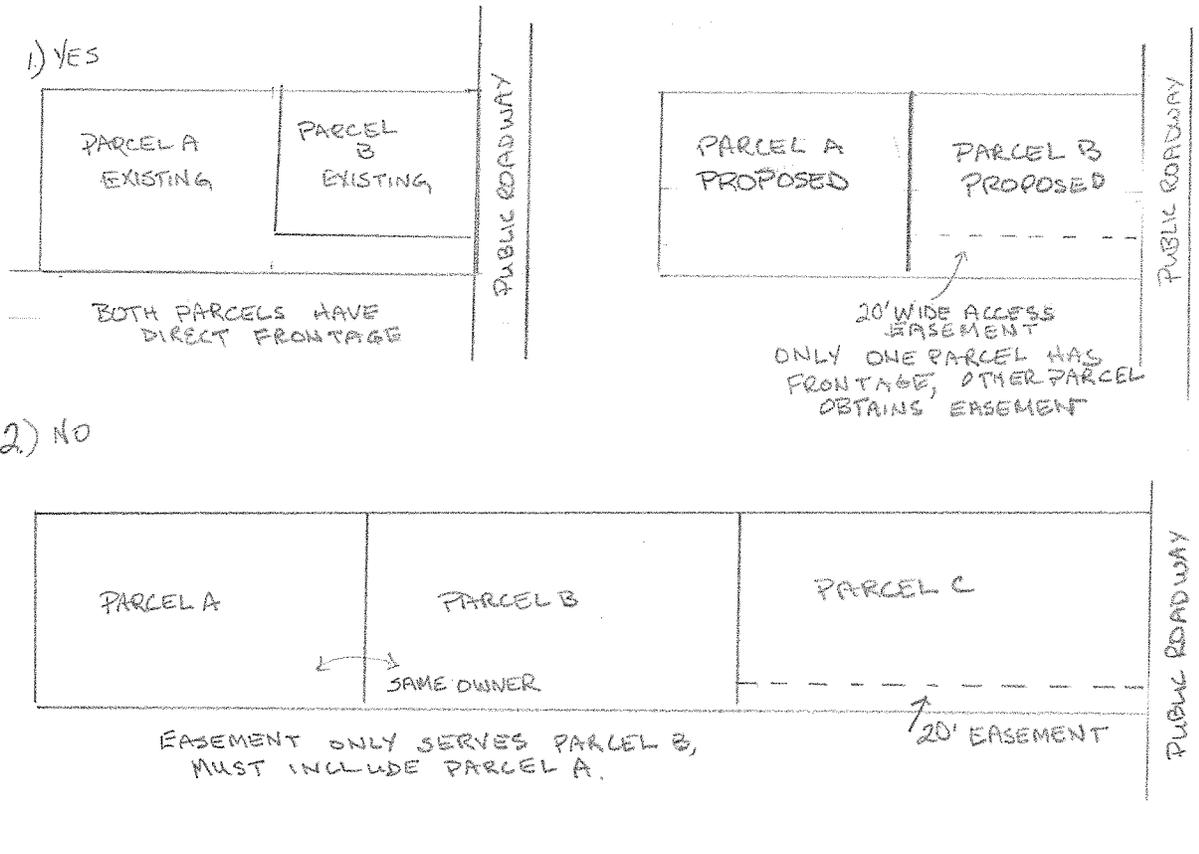
MAIN RULE: 1 SINGLE DEPTH PER PARCEL WHICHEVER METHOD IS USED.

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17.46.040(C)(7)

Each resulting parcel will have legal access to a publicly maintained road, either by frontage on that road or by a right-of-way having a minimum width of twenty feet. The right-of-way shall be reflected in a recorded deed, easement, a grant of reservation for future access, quiet title judgment, or dedication on a parcel or final subdivision map, a copy of which has been provided by the applicant to the county surveyor. Notwithstanding the previous sentence, this requirement shall not be construed as requiring the applicant to increase any existing access to twenty feet on property the applicant does not own. All required existing and proposed access shall be shown on the application map and will be confirmed in the field by the county surveyor or its designee;

- Property owners must show either frontage on a publicly maintained roadway or have recorded access as listed above. This section differs from the standard for access for buildability. Existing easements regardless of width are not required to be increased to 20 feet in width for purposes of a lot line adjustment.



17.46.040(C)(8)

No public utility easement shown on a final map or parcel map will be adversely affected by the lot line adjustment;

- Property owners could not, as an example, cross the PUE with an access easement or grant of reservation for future access. Other situations of the above exist, but are rare.

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17.46.040(C)(9)

(see Table 13.32.040 shown below)

The size of any adjusted parcel that will utilize an individual sewage system will equal or exceed the minimum parcel size established by Section 13.32.040⁵. For purposes of this subsection, (continued on next page)

⁵ 13.32.040 - Minimum parcel size—Slope density specifications.

A. Where a parcel is to utilize an individual sewage disposal system, the minimum parcel size shall be determined by the following table: Table 13.32.040 Slope Density Table Showing Relationship of Average Ground Slope of Parcel to the Required Minimum Area Unless Otherwise Specified Average ground slope is calculated by the following formula: $S = .00229 \frac{L}{A}$

Table 13.32.040

Where:	I =	interval of measured contours
	S =	average ground slope of parcel in percent
	L =	combined length of contours in feet (i.e., map measurement of contours in inches × scale)
	A =	area of parcel in acres

Slope Category in Percent	Required Minimum Lot Area in Acres	Slope Category in Percent(s)	Required Minimum Lot Area in Acres
1 and under	1.00	26	1.52
<u>2</u>	1.00	27	1.61
<u>3</u>	1.00	28	1.69
<u>4</u>	1.00	29	1.77
5	1.00	30	1.86
<u>6</u>	1.00	31	1.94
<u>7</u>	1.00	32	2.03
<u>8</u>	1.00	33	<u>2.12</u>
<u>9</u>	1.00	34	2.19
10	1.00	35	2.27
<u>11</u>	1.00	36	<u>2.36</u>
<u>12</u>	1.00	37	2.45
<u>13</u>	1.00	38	2.55
<u>14</u>	1.00	39	2.66
<u>15</u>	1.00	40	2.78
<u>16</u>	1.00	41	2.91
<u>17</u>	1.00	42	3.05
<u>18</u>	1.00	43	<u>3.20</u>
19	1.00	44	3.38
20	1.00	45	3.57
21	1.00	46	3.79
22	1.00	47	4.03
23	1.26	48	4.31
24	1.34	49	4.63
25	1.48	50 and over	5.00

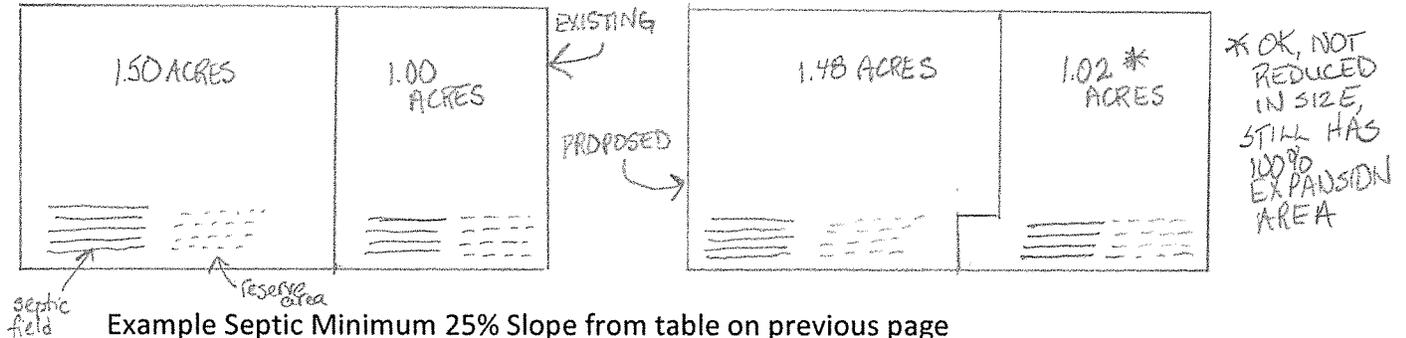
B. The administrative authority may permit construction of an individual sewage disposal system on a parcel containing less than one acre, providing the parcel contains at least one-half acre and all of the following conditions are met:

1. Water is available from a public entity;
2. The average slope of the parcel is not greater than twenty percent;
3. Suitable soil conditions are determined to exist by a satisfactory site evaluation or percolation test in an approved location, in conformance with Sections 13.28.020, 13.32.030 and 13.32.040 of this title;
4. The parcel contains a minimum of one quarter acre available for sewage disposal purposes, which area is unencumbered by any permanent improvements, and satisfying the clearance requirements of Section 13.28.040;
5. There are no wells existing on the parcel, or any existing wells thereon are properly destroyed under permit as required by Section 13.12.480;
6. The proposed system will not have a significant cumulative effect on surface water or groundwater quality in the vicinity;
7. The proposed system will not have a significant effect on the other sewage disposal systems in the area

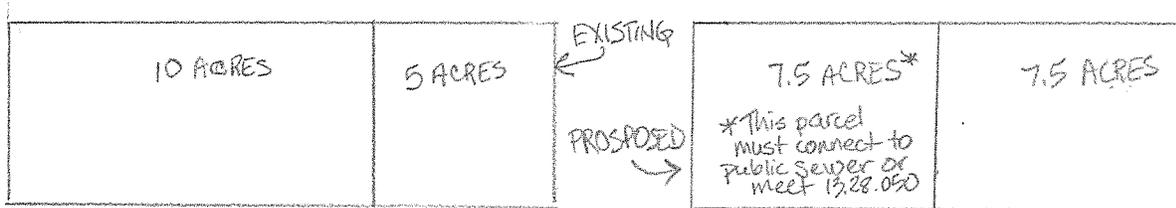
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(Continued from previous page) the size of the adjusted parcel shall be computed by deducting from the gross area of the parcel that portion of the parcel which has been dedicated or offered for dedication to a public agency for public roadway purposes and utility easements. This approval standard shall not apply to parcels less than the minimum parcel size that have an existing legal individual sewage disposal system, provided the adjusted parcel is not being reduced in size and still has the required one hundred percent expansion area as required by Section 13.40.040;

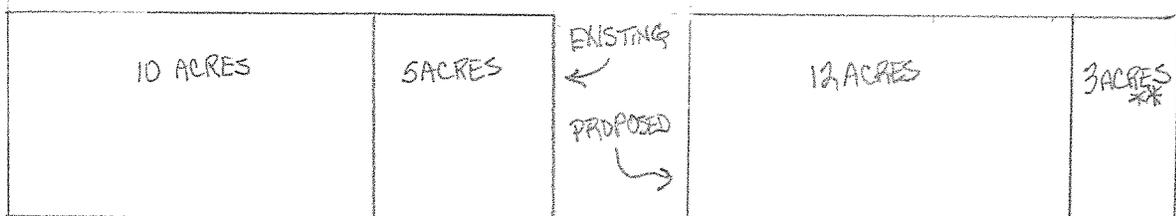
- Please see the Table 13.32.040 on previous page and illustrations below for minimum parcel size for individual sewage systems



*Okay- not reduced in size and still 100% expansion area (13.40.040)



Connect to sewer or meet 13.28.050



Example Sewer Minimum

** MUST MEET slope requirements and have room for 100% expansion area, then OK.

17.46.040(C)(10) (see above illustrations)

If a parcel greater than ten acres will be reduced by the lot line adjustment to a size less than ten acres or if a parcel less than ten acres is being further reduced, exclusive of public road and utility easements, the reduced parcel must either be connected to a public sewer or, either be suitable for an on-site sewage disposal system meeting the requirements of Division II of Title 13 of this code, or meet the requirements for use of an on-site sewage disposal system on an abutting parcel as set forth in Section 13.28.050. The deeds effecting the lot line adjustment shall incorporate the requirements of subsection (B) of Section 13.28.050 as applicable;

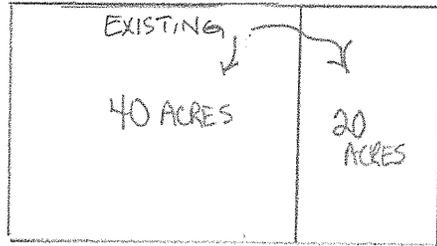
- If a 10+ acre parcel is proposed to be less than 10 acres that parcel either has to be on public sewer or have a suitable site for a septic field and a reserve septic area.

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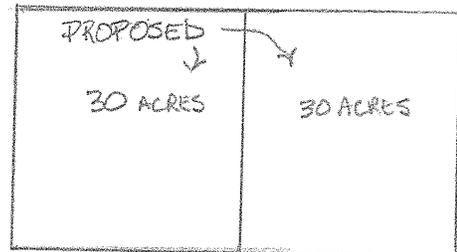
1746.040(C)(11)

The transfer of property from one parcel to the adjoining parcel will not enable more parcels to be created through future subdivision of any of the adjusted parcels than could have been created through merger and resubdivision of the original unadjusted parcels.

- An adjustment cannot be configured so more parcels can result after a subdivision than could have resulted by merging and subdividing.

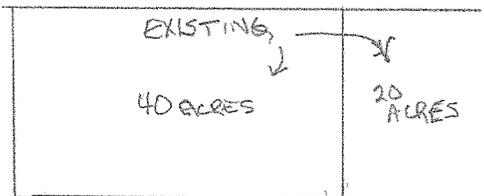


NOT OKAY

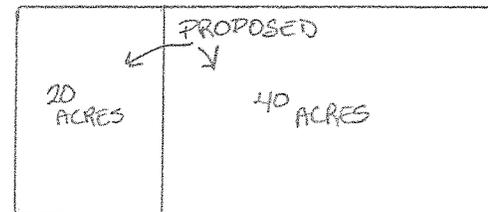


potential split

Minimum Parcel Size 40 acres



OKAY



17.46.040(C)(12)

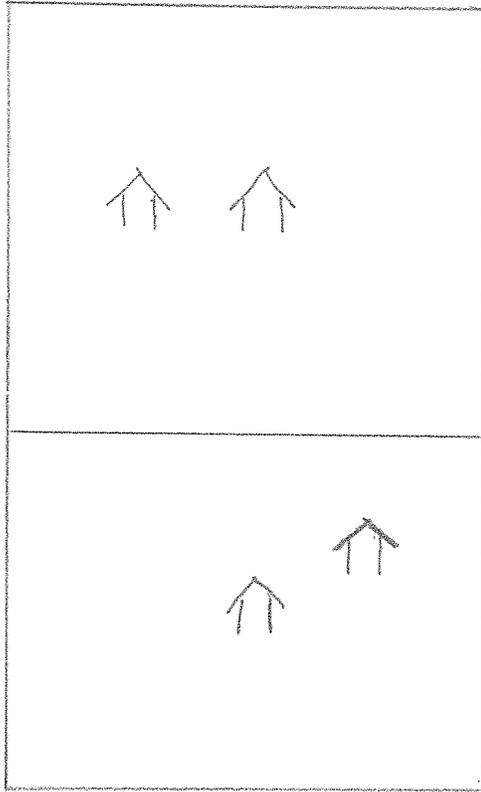
The transfer of property from one parcel to the adjoining parcel will not create any new non-conformance with county zoning or building ordinances of any existing uses or improvements, on either parcel. For purposes of this approval standard, "new non-conformance" shall mean the addition of any new uses or structures to a parcel, or the new creation of inadequate setbacks, caused by the adjustment of lot lines, which as a result creates non-conformance with the county zoning and building ordinances.

- No new conforming situations can be created by the LLA, examples include making a winery parcel less than 10 acres, a reconfiguration that resulting in more dwelling structures on a parcel than the current zoning allows, a resulting parcel leaves a guest house (no kitchen) without an associated main dwelling, a resulting parcel has a pool but no associated dwelling structure, etc. Please contact the Planning Department to ensure your proposed parcel will not create a new non-conforming situation.

Non conforming set backs

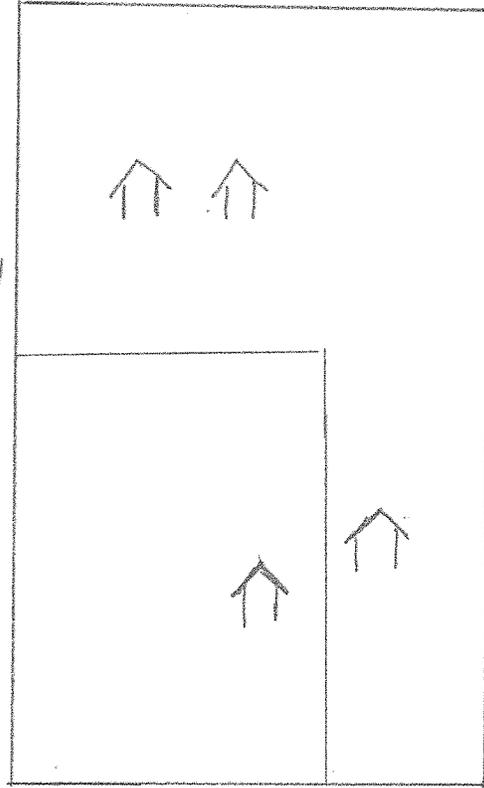
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Existing
2 Dwelling Units
EACH PARCEL

NOT
OKAY
↘



PROPOSED
- MUST REMOVE OR
CHANGE USE OF 3RD DWELLING
UNIT, SIZE LIMITS MAY APPLY

Non conforming Number of Dwelling Units