



California
**Department of
Conservation**
Division of Land
Resource Protection

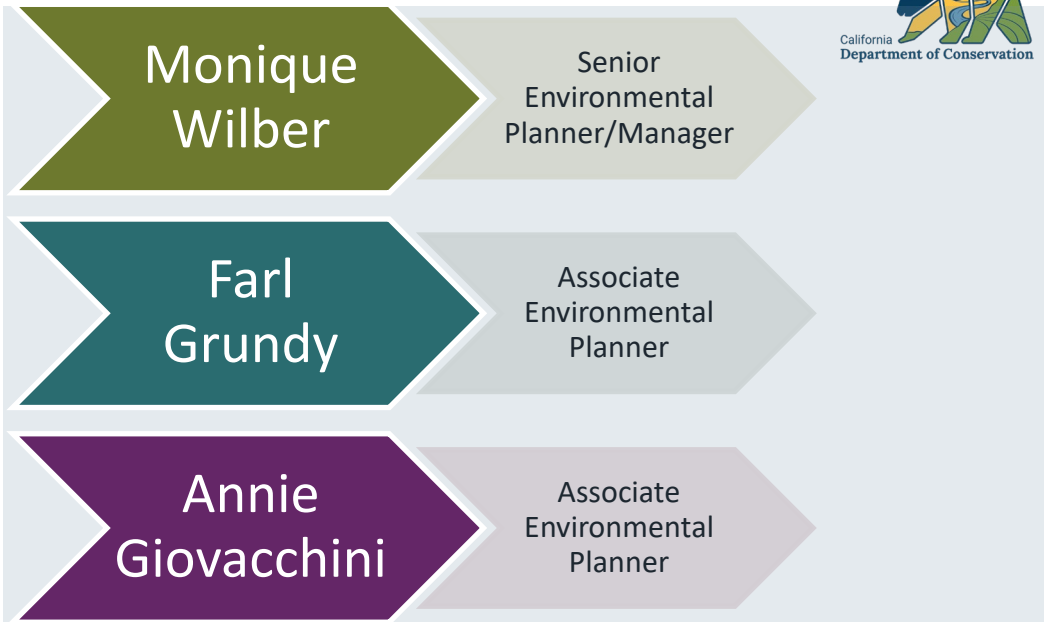
Williamson Act Lot Line Adjustment and Subdivision

Land Conservation Act of 1965

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Williamson Act & CEQA Program



Team WA/CEQA!

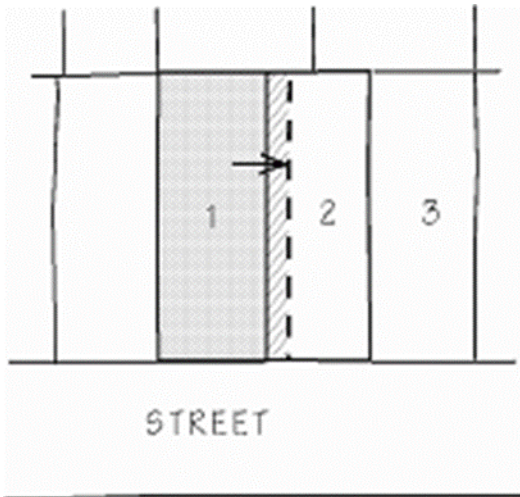




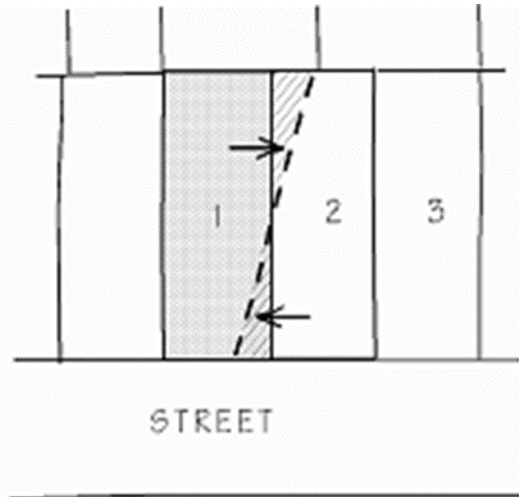
What is a Lot Line Adjustment?



- Property boundary adjustments
- Four or fewer adjacent parcels
- Acreage transferred between parcels
- LLA can not result in greater amount of parcels



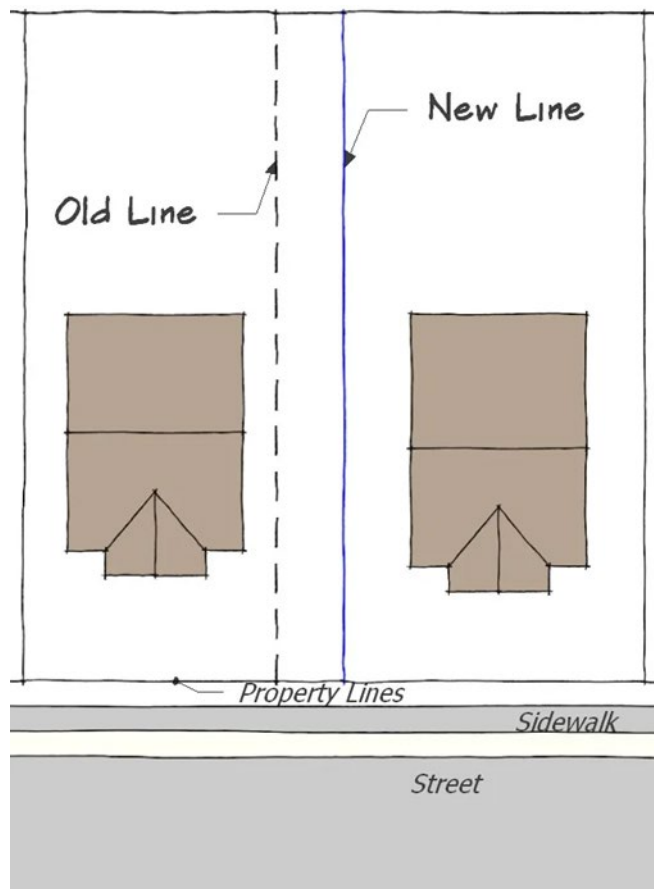
Lot 1 may assume a portion of Lot 2 through a Property Line Adjustment Review.



Lot 1 may assume a portion of Lot 2 and Lot 2 may assume a portion of Lot 1 through one Property Line Adjustment Review.



Why use a Lot Line Adjustment?



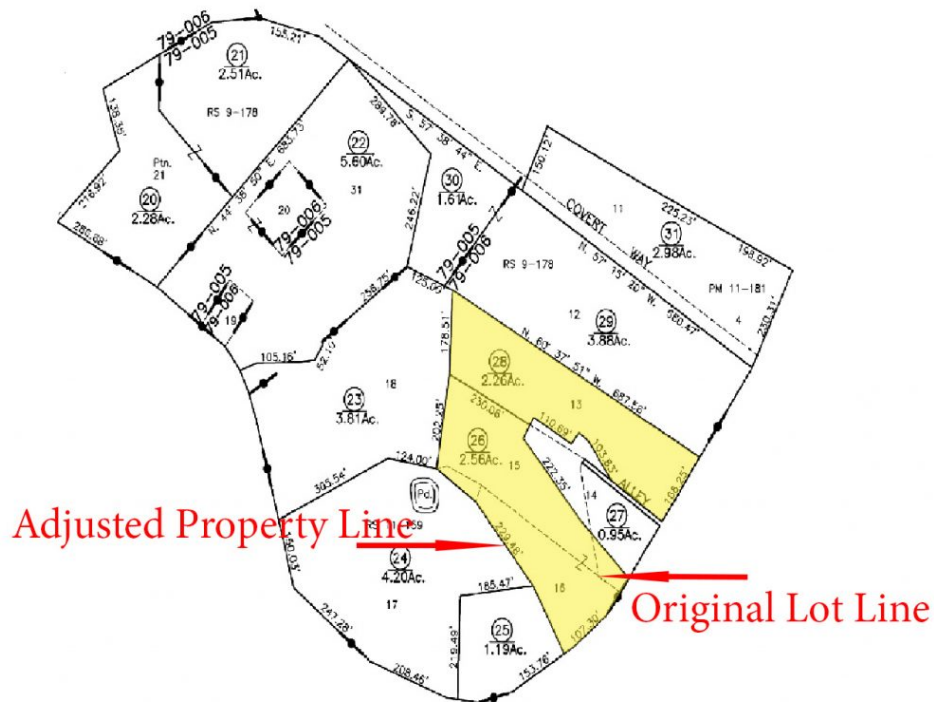
- Elimination of existing encroachments
- Meeting building code setback requirements
- Meeting acreage requirements
- Estate planning
- Accommodating topographic features



Government Code Section 66412(d) “Lot Line Adjustment”



- [Government Code \(GC\) § 66412\(d\)](#)
- Four or fewer existing adjoining parcels
- Same or fewer parcels after adjustment
- Adjusted parcels must conform to GP, SP, CP, and zoning/building ordinances
- Adjustment shall be reflected in a recorded deed

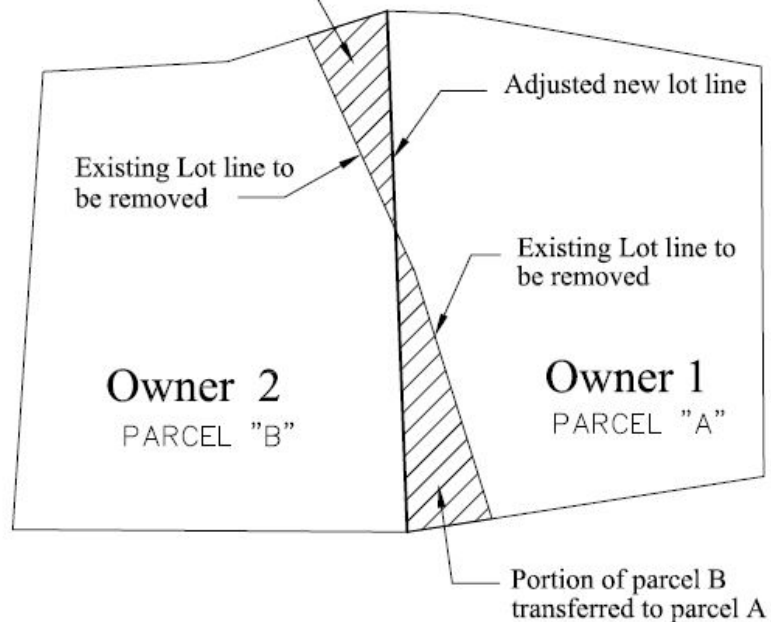




WA Lot Line Adjustment & Subdivision

LOT LINE ADJUSTMENT

Portion of parcel A to be transferred to parcel B



- Does the project meet the requirements of a Lot Line Adjustment (LLA)? ([GC § 66412\(d\)](#))
 - If yes, (LLA) follow [GC § 51257](#)
 - If no (Subdivision), follow [GC § 66474.4](#)



Government Code Section 51257 (Lot Line Adjustment)

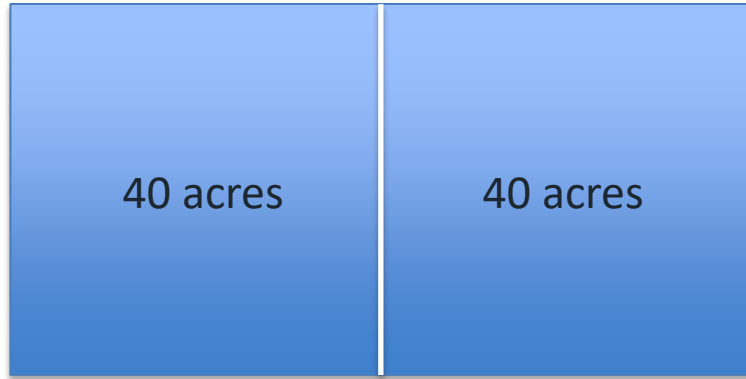


- Seven findings required by GC section 51257
1. New contract/s would restrict the adjusted boundaries for no less than 10 years
 2. No net decrease in contracted acreage
 3. 90% of original contracted acreage remains under the new contract
 4. Newly created parcels are large enough to sustain their agricultural use
 5. LLA would not compromise agricultural productivity of parcel or neighboring parcels
 6. LLA is not likely to result in the removal of adjacent land from agricultural use
 7. LLA does not create a greater number of developable parcels than previously existed

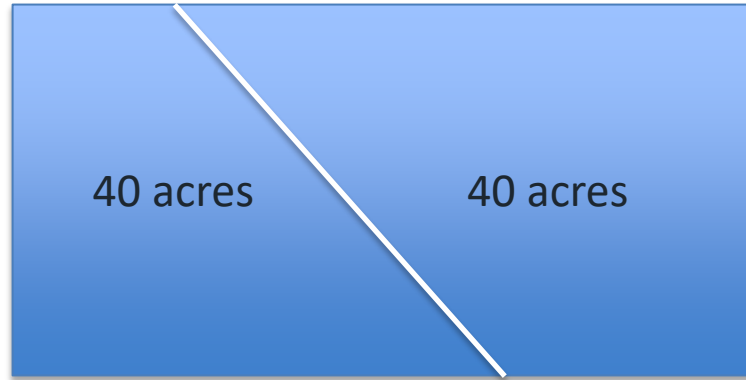




LLA Example #1 (Simple)



Before



After

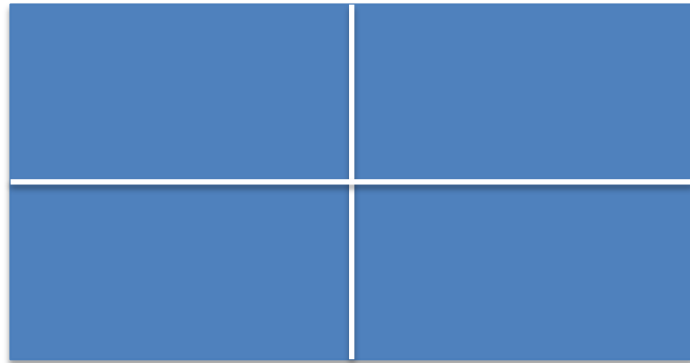
- Two adjoining, contracted parcels under one contract
- No exterior boundary change
- Does not require rescind and reenter [GC § 51254](#) (new contract)



LLA Example #2

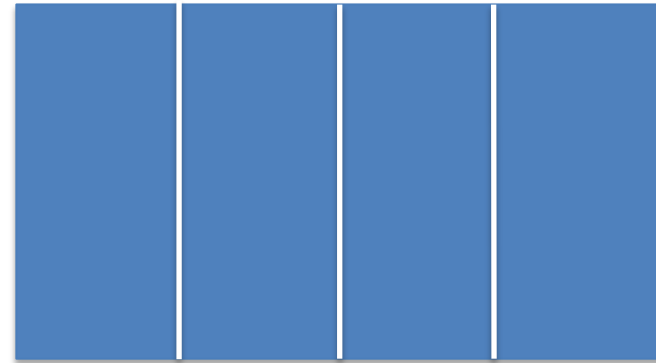


- Same number of parcels (4) but instead of two developable parcels there are now four developable parcels. This is not allowed as a LLA.



Road

Before



Road

After



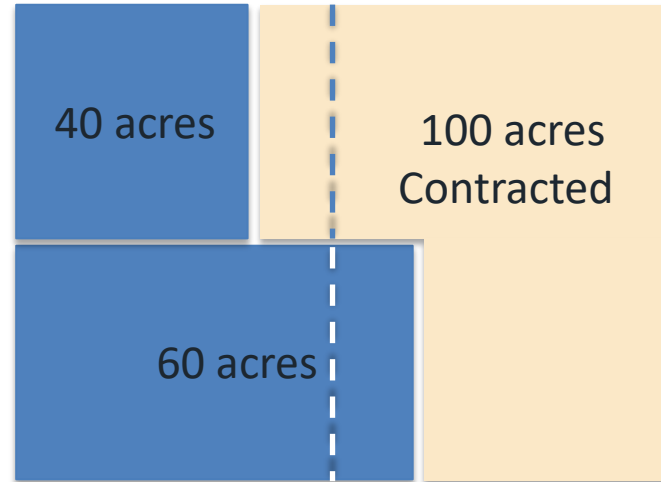
LLA Example #3



Before



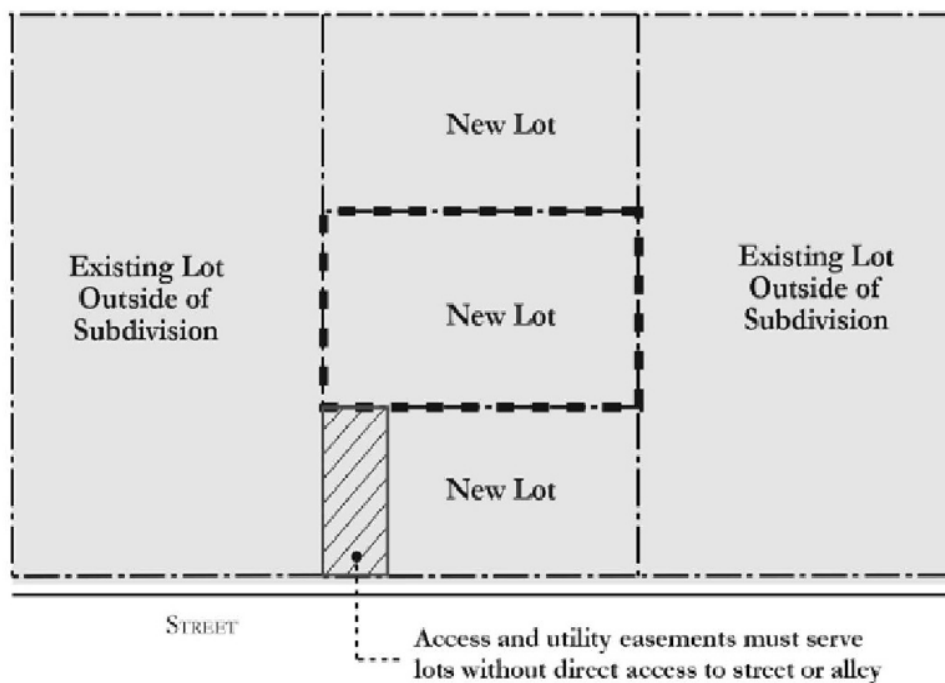
After



- 90% of original contracted acreage remains under contract
- Exterior boundary change = new contract required



Government Code Section 66474.4 “Subdivision”

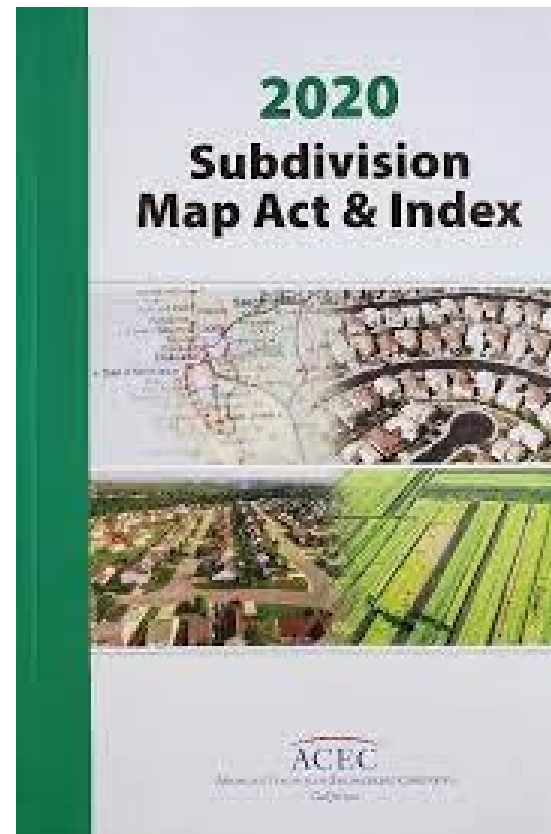


- Subdivision of WA contracted land denied if either:
 - land is too small [GC § 51222](#)
 - < ~10acres Prime or ~40acres Nonprime
 - or subdivision will result in residential development not incidental to commercial agricultural use of land



Government Code Section 66474.4 “Subdivision Exceptions”

- Exception [GC § 66474.4\(c\)\(1\)](#) “Size”
- Exception GC § 66474.4(c)(2) “Homesite”
- Exception GC § 66474.4(e) “Annexation, Nonrenewal, & Tentative Cancellation”

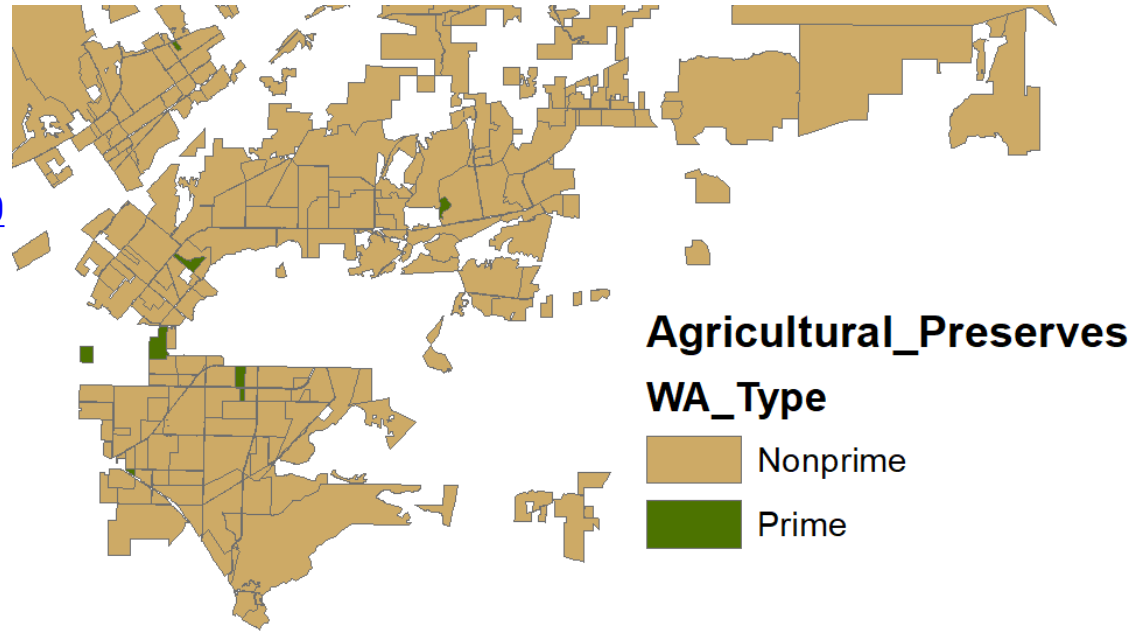


Government Code Section 51230 (Agricultural Preserves)



- Ag Preserve: area where city/county is willing to accept WA contracts [GC § 51230](#)
- Ag Preserve Minimum size: 100 acres
- Exceptions for smaller sizes

- WA contract minimum sizes: 10 acres Prime, 40 acres Nonprime [GC § 51222](#)
- Prime/Nonprime definitions: [GC § 51201](#)





THANK YOU

Questions?

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