

Lot Line Adjustment approval is required pursuant to Section 22.90.020 of the Marin County Development Code because the project involves adjusting lot lines between two to four existing adjacent properties, where land taken from one lot is added to an adjacent lot and where no more lots are created than originally existed.

COUNTYWIDE PLAN CONSISTENCY

The proposed project is consistent with the Marin Countywide Plan (CWP) for the following reasons:

- A. The project is consistent with the CWP woodland preservation policy (BIO-1.3) because the project would not entail the irreplaceable removal of a substantial number of mature, native trees.
- B. The project is consistent with the CWP special-status species protection policy (BIO-2.2) because the subject property does not provide habitat for special-status species of plants or animals.
- C. The project is consistent with the CWP natural transition and connection policies (BIO 2.3 and BIO 2.4) because the project would not substantially alter the margins along riparian corridors, wetlands, baylands, or woodlands.
- D. The project is consistent with the CWP stream and wetland conservation policies (BIO-3.1 and CWP BIO-4.1) because the proposed development would not encroach into any Stream Conservation Areas or Wetland Conservation Areas.
- E. The project is consistent with CWP water quality policies and would not result in substantial soil erosion or discharge of sediments or pollutants into surface runoff (WR-1.3, WR-2.2, WR-2.3) because the grading and drainage improvements would comply with the Marin County standards and best management practices required by the Department of Public Works.
- F. The project is consistent with CWP seismic hazard policies (CWP Policies EH-2.1, EH-2.3, and CD-2.8) because it would be constructed in conformance with County earthquake standards, as verified during review of the Building Permit application and the subject property is not constrained by unusual geotechnical problems, such as existing fault traces.
- G. The project is consistent with CWP fire hazard management policies (EH-4.1, EH-4.2, EH-4.5) because it would meet all fire safety requirements, as verified by the local fire protection district during review of the Building Permit application.
- H. The project is consistent with CWP aesthetic policies and programs (DES-4.1 and DES-4.e) because it would protect scenic quality and views of ridgelines and the natural environment from adverse impacts related to development.

DEVELOPMENT CODE CONSISTENCY

Mandatory Findings for Lot Line Adjustment (Marin County Code Section 22.90.040)

- A. The proposed lot line adjustment is limited to four or fewer existing adjoining lots.**

The proposed Lot Line Adjustment is limited to two adjoining lots. Therefore, the project is consistent with this finding.

B. Each of the affected lots is a separate legal lot of record because it was created in compliance with the applicable subdivision regulations in effect at the time of its creation.

The project involves two legal lots of records as follows:

Assessor's Parcel Number 188-140-19 further identified as 1015 Olema Bolinas Road, is developed with a single-family residence and site improvements per records on file with the County of Marin and, therefore, exists as a legal lot of record.

Assessor's Parcel Number 118-140-29 further identified as 480 Horseshoe Hill Road, is developed with a single-family residence and site improvements per records on file with the County of Marin and, therefore, exists as a legal lot of record.

C. The proposed lot line adjustment would not result in the creation of additional parcels or additional potential building sites.

The lot line adjustment is between two existing adjacent parcels and does not create additional parcels, or a greater number of buildable parcels than existed before the adjustment.

D. The proposed lot line adjustment would comply with policies of the Countywide Plan, and any applicable community plan, and the Local Coastal Program (if applicable).

The proposed Lot Line Adjustment would comply with all land use regulations under the Countywide Plan because no new lots are being created under this lot line adjustment. Lastly, the proposed Lot Line Adjustment was determined to be Categorical Exclusion from the requirements of a Coastal Permit on April 8, 2024, pursuant to Categorical Exclusion Order E-81-2 because it would not impact coastal resources, residential density, or result in the creation of new parcels.

E. The proposed lot line adjustment would comply with zoning, development, and relevant subdivision provisions of Titles 18, 20, 22 and 24 of the Marin County Code, including those which address minimum lot size, lot design and configuration, street frontage and building setbacks from all property lines.

The subject properties are zoned C-ARP (Coastal, Agricultural, Residential Planned), a zoning district that does not establish a minimum lot size or prescribe standards for minimum development setbacks. Therefore, the proposed lot line adjustment, which entails an equal transfer of 33,283 square feet, would not result in nonconforming lot sizes or nonconforming development setbacks. The Department of Public Works will review the lot line adjustment for all applicable standards prior to the recordation of the adjustment.

ACTION

The project described in condition of approval 1 below is authorized by the Marin County Planning Division and is subject to the conditions of project approval.

This planning permit is an entitlement to apply for construction permits, not a guarantee that they can be obtained, and it does not establish any vested rights. This decision certifies the proposed

project's conformance with the requirements of the Marin County Development Code and in no way affects the requirements of any other County, State, Federal, or local agency that regulates development. In addition to a Building Permit, additional permits and/or approvals may be required from the Department of Public Works, the appropriate Fire Protection Agency, the Environmental Health Services Division, water and sewer providers, Federal and State agencies.

CONDITIONS OF PROJECT APPROVAL

CDA-Planning Division

1. The Lot Line Adjustment is approved to transfer land from one property to another as shown in the table below:

Assessor's Parcel Number	Street Address	Existing Area	Proposed Area	Proposed Change
188-140-19	1015 Olema Bolinas Road	91,980 SF (2.11 acres)	125,263 SF (2.87 acres)	+ 33,283 ± SF (0.76 ± acres)
188-140-29	480 Horseshoe Hill Road	626,603 SF (14.38 acres)	593,319 SF (13.62 acres)	- 33,284 ± SF (0.76 ± acres)

2. Deed(s) to be recorded with the County Recorder to vest this Lot line Adjustment must be in substantial conformance with the approved plans on file with the Marin County Community Development Agency, Planning Division, identified as Exhibit A, entitled "Lot Line Adjustment Site Map Between The Land of Bright and Lands of Mornell," consisting of two sheets prepared by Adobe Associates, Inc., date stamped March 28, 2024, except as modified by the conditions listed herein.
3. The applicant/owner shall defend, indemnify, and hold harmless the County of Marin and its agents, officers, attorneys, or employees from any claim, action, or proceeding, against the County or its agents, officers, attorneys, or employees, to attack, set aside, void, or annul an approval of this application, for which action is brought within the applicable statute of limitations. The County of Marin shall promptly notify the applicant/owner of any claim, action, or proceeding that is served upon the County of Marin, and shall cooperate fully in the defense.
4. Any changes or additions to the project shall be submitted to the Community Development Agency in writing for review and approval before the contemplated modifications may be initiated.

Department of Public Works

5. Appropriate deeds and exhibits perfecting the approved Lot Line Adjustment shall be recorded at the Marin County Recorder's office.
6. BEFORE RECORDATION, the following exhibits shall be submitted to the Department of Public Works for review and approval:

- A. Lot Line Adjustment map. The Lot Line Adjustment map should be drawn in black ink on sheets with maximum dimensions of 8 1/2" X 11" or 18" X 26". The map must be clear and readable. The following minimum information must be provided on the map (additional information may be required):
- 1) Map scale, north arrow, line type legend, vicinity map, index map for large parcels.
 - 2) The location of the project site in relation to the existing streets, adjoining lots, alleys, water bodies and distance from the nearest cross street.
 - 3) Right-of-way widths and street names.
 - 4) The existing and proposed lot layout labeling each boundary line. Sufficient dimensions and record boundaries so as to define and establish the boundary of the subject property. Use heavy solid line to depict proposed boundaries, light solid line for existing lot lines to remain, light dashed lines for existing lot lines to be removed and smaller dashed lines for easements. The adjusted parcels and transfer parcels shall be lettered or numbered consecutively in a manner that there will be no confusion with the original lots or parcel numbers (show in a darker, bolder text, i.e. PARCEL A, PARCEL T-1).
 - 5) Existing lot numbers, reference to the recorded documents that established the existing lots of the project site, adjoining lots and existing easements.
 - 6) Gross area before and after adjustment to the nearest one tenth of an acre. Show the net area when there are easements identified that restrict the surface use of the property, such as vehicular access easements (Net area is gross area minus easement area).
 - 7) Signature, seal of the surveyor and the date that plan was prepared.
 - 8) APN-Assessor's Parcel Number for each lot.
 - 9) Project Number and File number (the LL number assigned by County), sheet number and County title block with owner and engineer block filled out.
- B. The following statement shall be added if applicable (i.e. if property corners are to be set):
- "Monuments will be set within 90 days along the adjusted lot corners, and a Record of Survey or Corner Record will be filled if required by Section 8762 of Business and professional Code. Gov't Code § 66412(d); Ops. Cal. Atty. Gen. 231(1994). If the Lot Line Adjustment affects any public utility easements, the applicant shall provide verification signed by each of the affected public utilities that they allow the Lot Line Adjustment."
- C. Submit a completed "Application for Lot Line Adjustment Approval".
- D. Legal descriptions and closure calculations shall be submitted along with the current Title Report for the effected properties for: (a) the final, adjusted lots; (b) the existing lots; and (c) the portions of those lots that are to be transferred. The legal descriptions and closures shall be prepared and signed/stamped by a Licensed Land Surveyor or a qualified Registered Civil Engineer.

- E. All required materials shall be submitted simultaneously along with the required fee to the Department of Public Works for review and approval.

VESTING

Unless conditions of approval establish a different time limit or an extension to vest has been granted, any permit or entitlement not vested within three years of the date of the approval shall expire and become void. The permit shall not be deemed vested until the permit holder has actually recorded the Lot Line Adjustment documents in accordance with the requirements of the Department of Public Works.

RIGHT TO APPEAL

This decision is final unless appealed to the Planning Commission. A Petition for Appeal and the required fee must be submitted in the Community Development Agency, Planning Division, Room 308, Civic Center, San Rafael, no later than eight business days from the date of this decision (July 1, 2024).

cc: *{Via email to County departments and Design Review Board}*

DPW – Land Development

CDA – Environmental Health Services

DPW – Survey

Assessor-Recorder's Office – Mapping Division

Attachments:

1. Interdepartmental Transmittal, Community Development Agency, Environmental Health Services Division, dated April 18, 2024

**INTERDEPARTMENTAL TRANSMITTAL
MARIN COUNTY ENVIRONMENTAL HEALTH SERVICES
ROOM 236, 473-6907**

DATE:	April 18, 2024	TYPE OF DOCUMENT
TO:	Joshua Bertain, Planner	DESIGN REVIEW
FROM:	Gwendolyn Baert, Supervising REHS	LAND DIVISION
RE:	Sara Bright Revocable Trust and Linda C. Mornell Revocable Trust Lot Line Adjustment	USE PERMIT
	Project ID P4466	VARIANCE
AP#:	188-140-19 and 188-140-29	MASTER PLAN
ADDRESS:	1015 Olema Bolinas Rd. and 480 Horseshoe Hill Rd., Bolinas	COASTAL PERMIT
		X LOT LINE ADJ.
		OTHER

THIS APPLICATION HAS BEEN REVIEWED FOR THE FOLLOWING ITEMS:

X WATER	X SEWAGE	SOLID WASTE
POOLS	HOUSING	FOOD ESTABLISHMENT

THIS APPLICATION IS FOUND TO BE:

- FIND IT COMPLETE.
- FIND IT INCOMPLETE UNTIL THE ITEMS LISTED BELOW HAVE BEEN SUBMITTED.
- X FIND IT ACCEPTABLE AS PRESENTED, WITH THE FOLLOWING CONDITIONS.**
- RECOMMEND DENIAL FOR THE REASONS LISTED BELOW.

1. Indicate whether the application materials contain enough information for you to determine whether the applicant can readily comply with your agency's standards.
There is sufficient information to determine that the applicant can readily comply with EHS standards.
2. If the application does not contain enough information for you to determine whether the project can readily comply with your agency's standards, please list the information that you will need to make this determination.
N/A

3. If the application contains sufficient information for your review, please indicate whether the project is feasible as proposed or needs substantial modifications to comply with your agency's standards.

The project appears feasible as proposed; however, the Bright property will need to apply for a permit to operate a domestic water supply with EHS. This is being done in conjunction with Planning Project ID P4370

4. If the project needs to be substantially modified to comply with your agency's standards, please describe the scope of those modifications.

No substantial modifications will be required to comply with EHS standards.