



Staff Report & Development Permit Level 3 – Lot Line Adjustment

Agenda Date: Oct. 18, 2007

Agenda Item: 6

Time: 1:30 p.m.

Application Number: **07-0280**

APN: **108-161-62, 63, 64, and 65**

Applicant: Stephen Graves and Associates

Owner: Richard and Victoria Devine

Site Address: **160** and **164** Pleasant Valley Road, Aptos

Proposal & Location

Proposal to adjust the property lines and sizes of four existing parcels as shown in the chart below.

APN		(acres)	
108-161-62	16.60	0	16.60
108-161-63	7.46	+10.59	18.05
108-161-64	21.25	+3.15	24.40
108-161-21 & 65	34.28	-13.78	20.50
108-161-21	9.00	0	9.00
108-161-65	25.28	-13.78	11.50

The properties are located on the east side of Pleasant Valley Road about 350 feet north from Freedom Boulevard.

Background

In 1994, the County issued Unconditional Certificates of Compliance for the subject parcels, confirming that they were all separate legal parcels. On October 17, 2002, the Agricultural Policy Advisory Commission (APAC) approved a reduction in the required 200 foot agricultural buffer to facilitate the construction of a house on APN 108-161-64 (then -60). That same application included a lot line adjustment, which was not part of APAC's purview or review, that gave the parcels their existing size and configuration. The same year (2002) a change in State law regarding lot line adjustments resulted in the Planning Department subsequently adopting a policy that the minimum parcel size for lot line adjustments for parcels zoned Commercial Agriculture (CA) was to be "the minimum size as determined by APAC" (see Exhibit J). Therefore, this application appears on the consent agenda for consideration by APAC.

Analysis

Extending east from Pleasant Valley Road for between 400 and 700 feet, the property is relatively flat. That area is developed with orchards and equestrian facilities. The rest of the property **rises** more than 100 feet above the flat area and is mostly grassland with some *oaks* (see Exhibit E). All of the parcels are zoned CA, except for APN 108-161-21, which is zoned Agriculture (**A**) (see Exhibit D). That property has a separate parcel number, but is actually one parcel with APN 108-161-65. They have two separate parcel numbers only because the Assessor's tax area boundary splits the parcel (see Exhibit G).

Even though all of the parcels are zoned CA, excepting APN 106-161-21, which is zoned A, only the flat portion of the parcels adjacent to Pleasant Valley Road has a agricultural resource designation. The General Plan defines seven types of agricultural resource designations, as follows (see also Exhibit I, a portion of the General Plan Glossary, for detailed definitions):

- Type 1A – Viable agricultural land
- Type 1B – Viable agricultural land in utility assessment districts
- Type 2A – Limited agricultural land
- Type 2B – Limited agricultural land – geographically isolated
- Type 2C – Limited agricultural land in utility assessment districts
- Type 2D – Limited agricultural land experiencing use conflicts
- Type 3 – Viable agricultural land in the coastal zone

The flat CA zoned land on the subject parcels has an agricultural resource designation of Type **2A**. The rest of the property has no agricultural resource designation, nor do most of the parcels immediately adjacent to the subject parcels (see Exhibit C). Presumably this *is* because of the topographic conditions, the steep slopes and upland area immediately east of the Type 2A designated land. This corresponds to the actual agricultural use of the parcels. The Type 2A portion is in orchard and equestrian use. The upland portion is not actively farmed or grazed. Further, the General Plan land use designation is split, with the flat portion designated Agriculture and the upland portion designated Rural Residential (see Exhibit B).

The proposed lot line adjustment would result in most of the Type 2A land being located on one parcel, APN 108-161-63, that would increase in size from just under 7.5 acres to just over 18 acres. The remainder of the Type 2A land would be on APN 108-161-62, the size of which would not change because of an equal exchange of land among that parcel and APNs 108-161-63 and –64. The *shape* of parcel –62 will change even though the size is constant. The “new” shape is not any more or less beneficial for agriculture than the original shape.

APN 108-161-64 would transfer about 3 acres to APN 108-161-62 and would gain just over 6 acres from APN 108-161-21 & 65 for a net gain of just over 3 acres. APNs 108-161-21 & 65 would lose almost 14 acres. About half of that would be transferred to the abutting parcel to the north, APN 108-161-64 and about half of that, comprised of the Type 2A land, would be transferred to the enlarged APN 108-161-63. By joining the sections of Type 2A land it becomes more feasible to farm that land.

The lot line adjustment would result in one CA zoned parcel, APN 108-161-65, being reduced in size from about 25 acres to about 11 acres. This would include a transfer of about 6 acres of Type 2A agricultural resource land. However, agricultural resource designated portion of that parcel would essentially all be transferred to a parcel consisting solely of agricultural resource land, allowing the best farming land to be concentrated on one parcel, rather than split up among four parcels, which is a better situation from the perspective of protecting commercial agricultural lands. Therefore, the reduction in size of that parcel will not adversely affect agricultural uses or productivity.

No new parcels or building sites will be created by this lot line adjustment. There *are* currently four parcels and there will be four parcels as a result of this lot line adjustment. Findings are on file with the County Planning Department.

Planning Department Action

The Planning Department has taken administrative action on your application as follows:

 X **Approved (if not appealed).**

 Denied (based on the attached findings).

NOTE: This decision is final unless appealed.

See below for information regarding appeals. You may exercise your permit after signing below and meeting any conditions that are required to be met before exercising the permit.

If you file an appeal of this decision, permit issuance will be stayed and the permit cannot be exercised until the appeal is decided.

Please note: This permit will expire unless exercised prior to the expiration date.

See the Conditions of Approval below for the expiration date of this permit.

If you have any questions about this project, please contact Steven Guiney at:
(831) 454-3172 or steven.guiney@co.santa-cruz.ca.us

Report Prepared By: Steven Guiney
Steven Guiney
Development Review
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060

Report Reviewed By: _____
Paia Levine
Principal Planner
Development Review
Santa Cruz County Planning Department

Mail to: **Stephen Graves & Associates**
2135 Porter Street
Soquel CA 95073

Richard & Victoria Devine
164 Pleasant Valley Road
Aptos CA 95003

Exhibits:

- A. Tentative Map
- B. General Plan Land Use Designation Map
- C. Agricultural Resources Map
- D. Zoning Map
- E. Countour Map
- F. Vicinity Map
- G. Portion of Assessor's Parcel Map
- H. ~~Letter~~ from Applicant
- I. Portion of General Plan Glossary
- J. Policy on Minimum Parcel Size for Lot Line Adjustments

By signing this permit below, the owner(s) agree(s) to accept the terms and conditions of permit number 07-0280 (APNs 108-161-21, 62, 63, 64, and 65) and to accept responsibility for payment of the County's cost for inspection and all other action related to noncompliance with the permit conditions. This permit is null and void in the absence of the property owner(s) signature(s) below. All owners of the subject properties involved (APNs 108-161-21, 62, 63, 64, and 65) must sign this form. (Copy and attach additional forms, if necessary)

Signature of Owner	Print Name	Date
Signature of Owner	Print Name	Date
Signature of Owner	Print Name	Date
Signature of Owner	Print Name	Date
Signature of Owner	Print Name	Date
Signature of Owner	Print Name	Date

(This page is intended for your personal records, please retain this signed page and return the signed Signature Page, included later in this document, to the Planning Department, to acknowledge acceptance of this permit.)

Appeals

In accordance with Section 18.10.300 et seq., of the Santa Cruz County Code, the applicant may appeal ~~an~~ action or decision taken by the Agricultural Policy Advisory Commission directly to the Board of Supervisors. All appeals shall be made in writing and shall state the nature of the application, your interest in the matter, and the basis upon which the decision is considered to be in error. Appeals must be made no later than fourteen (14) calendar days following the date of action from which the appeal is being taken and must be accompanied by the appropriate appeal filing fee.

Conditions of Approval

Exhibit A: Tentative Map, Sheet 1 of 5, prepared by Mid Coast Engineers, revised date May 31, 2007

- I. No parcel map is required. File deed(s) of conveyance (which must result in parcel configurations that match the approved Exhibit "A" for this permit) with the County Recorder to exercise this approval. Parcels or portions of parcels to be combined must be in identical ownership.
- II. The deed(s) of conveyance must contain the following statement after the description of the property(ies) or portion(s) of property to be transferred:

"The purpose of the deed is to adjust **the** boundary among Assessor's Parcel Numbers 108-161-21, 62, 63, 64, and 65, as approved by the County of Santa Cruz under Application 07-0280. This conveyance may not create a separate parcel, and is null and void unless the boundary is adjusted as stated."
- III. Return a conformed copy of the deed(s) to the Planning Department.
- IV. If a map is also to be recorded with the County Surveyor's office (which is not required to implement this approval), you must include a copy of these Conditions of Approval to the County Surveyor with the map to be recorded.
- V. In the event that **future** County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

In accordance with Chapter 18.10 of the County Code, minor variations to this permit which do not affect the overall concept, intensity, or density may be approved by the Planning Director at the request of the applicant or staff.

Please note: **This** permit expires and **is** no longer valid **if** the boundary adjustment **is** not recorded prior to the expiration date listed **below**.

Approval Date: October 18, 2007

Effective Date: November 2, 2007

Expiration date: November 2, 2009

Lot Line Adjustment Findings

1. The lot line adjustment will not result in a greater number of parcels than originally existed.

This finding can be made, in that there were four parcels prior to the adjustment and there will be four parcels subsequent to the adjustment.

2. The lot line adjustment conforms with the county zoning ordinance (including, without limitation, County Code section 13.10.673), and the county building ordinance (including, without limitation, County Code section 12.01.070).

This finding can be made, in that the transfer will create no additional building sites. Additionally, while all of the four parcels have a General Plan designation of Agriculture and Agricultural Resource, those designations generally correspond to the flat, farmable portion of the parcels. The upland portion of the parcels has a General Plan land use designation of Rural Residential. None of the parcels are zoned TP or have a designation of Timber Resource as shown on the General Plan maps. The proposal complies with the General Plan designation of the parcels (Agricultural Resource, Agriculture, and Rural Residential) per County Code Section 13.10.673(e).

3. No affected parcel may be reduced or further reduced below the minimum parcel size required by the zoning designation, absent the grant of a variance pursuant to County Code section 13.10.230.

This finding can be made, in that none of the parcels included in the proposal will be reduced below the minimum parcel size required by the zone district as a result of this lot line adjustment.

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for ~~the~~ reason(s) which have been specified in this document.

Application Number: 07-0280

Assessor Parcel Number: 108-161-21, 62, 63, 64, and 65

Project Location: 160 and 164 Pleasant Valley Road, Aptos

Project Description: Lot Line Adjustment

Person or Agency Proposing Project: Stephen Graves and Associates

Contact Phone Number: (831) 465-0677

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.
- B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060(c).
- C. ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
- D. ☐ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).
- E. ☒ **Categorical Exemption**

Specify type: Class 5 - Minor Alterations in Land Use Limitations (Section 15305)

F. Reasons why the project is exempt:

Minor Lot Line Adjustment, among four or fewer parcels, which does not result in the creation of additional building sites. **All** parcels are buildable and legal both before and **after** the lot line adjustment.

In addition, none of the conditions described in Section 15300.2 apply to this project.

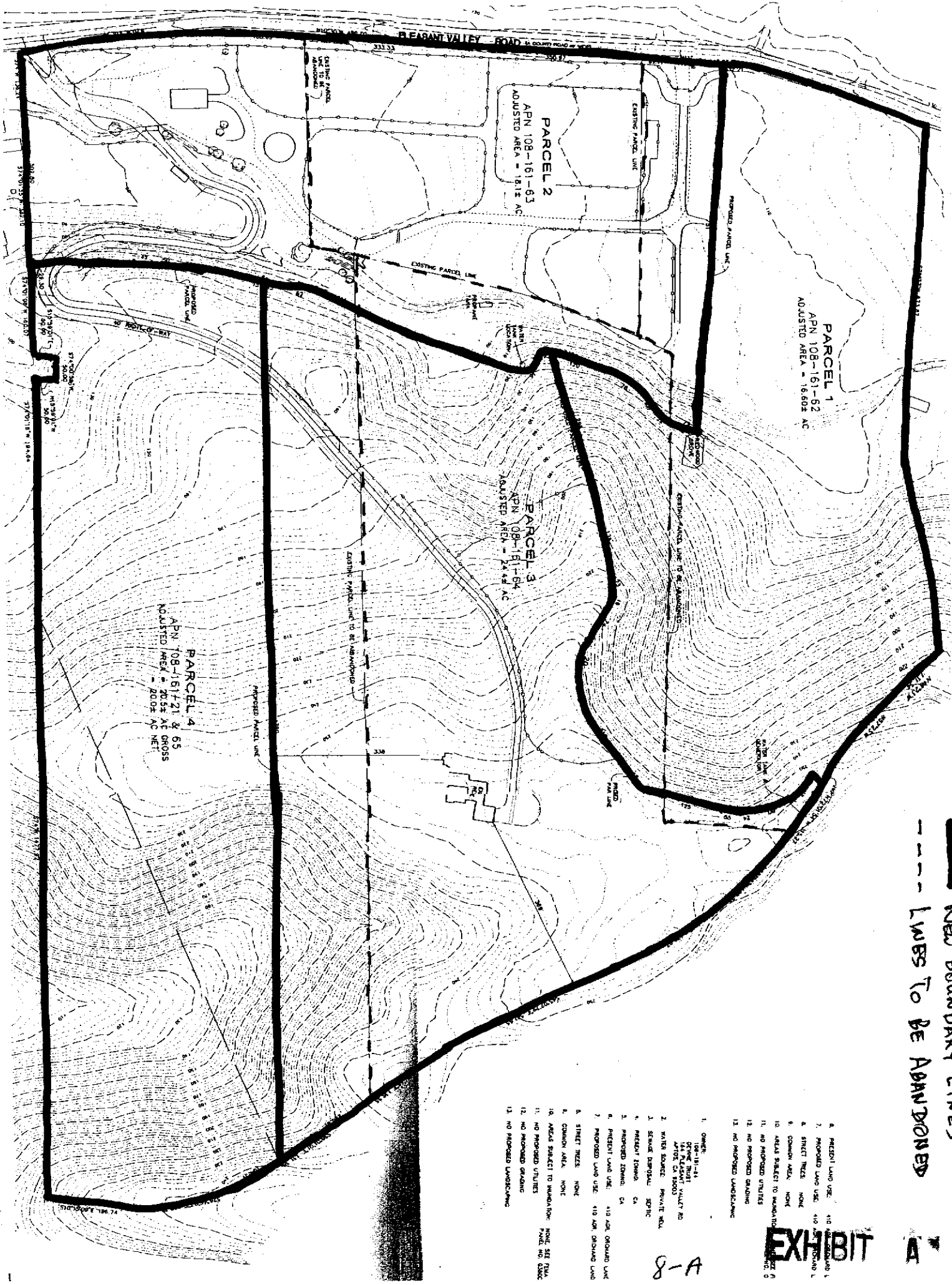

Steven Guiney, Project Planner

Date: October 18, 2007

— NEW BOUNDARY LINES
 - - - LINES TO BE ABANDONED

EXHIBIT A

1. OWNER: 108-161-63
2. PRESENT LAND USE: 410 AGR. ORCHARD LAND
3. PROPOSED LAND USE: 410 AGR. ORCHARD LAND
4. STREET TREES: NONE
5. COMMON AREA: NONE
6. AREAS SUBJECT TO EASEMENTS: NONE
7. NO PROPOSED UTILITIES
8. NO PROPOSED DRAINAGE
9. NO PROPOSED LANDSCAPING
10. PRESENT LAND USE: 410 AGR. ORCHARD LAND
11. PROPOSED LAND USE: 410 AGR. ORCHARD LAND
12. STREET TREES: NONE
13. COMMON AREA: NONE
14. AREAS SUBJECT TO EASEMENTS: NONE SEE TYPICAL
15. NO PROPOSED UTILITIES: NONE SEE TYPICAL
16. NO PROPOSED DRAINAGE: NONE SEE TYPICAL
17. NO PROPOSED LANDSCAPING: NONE SEE TYPICAL



8-A

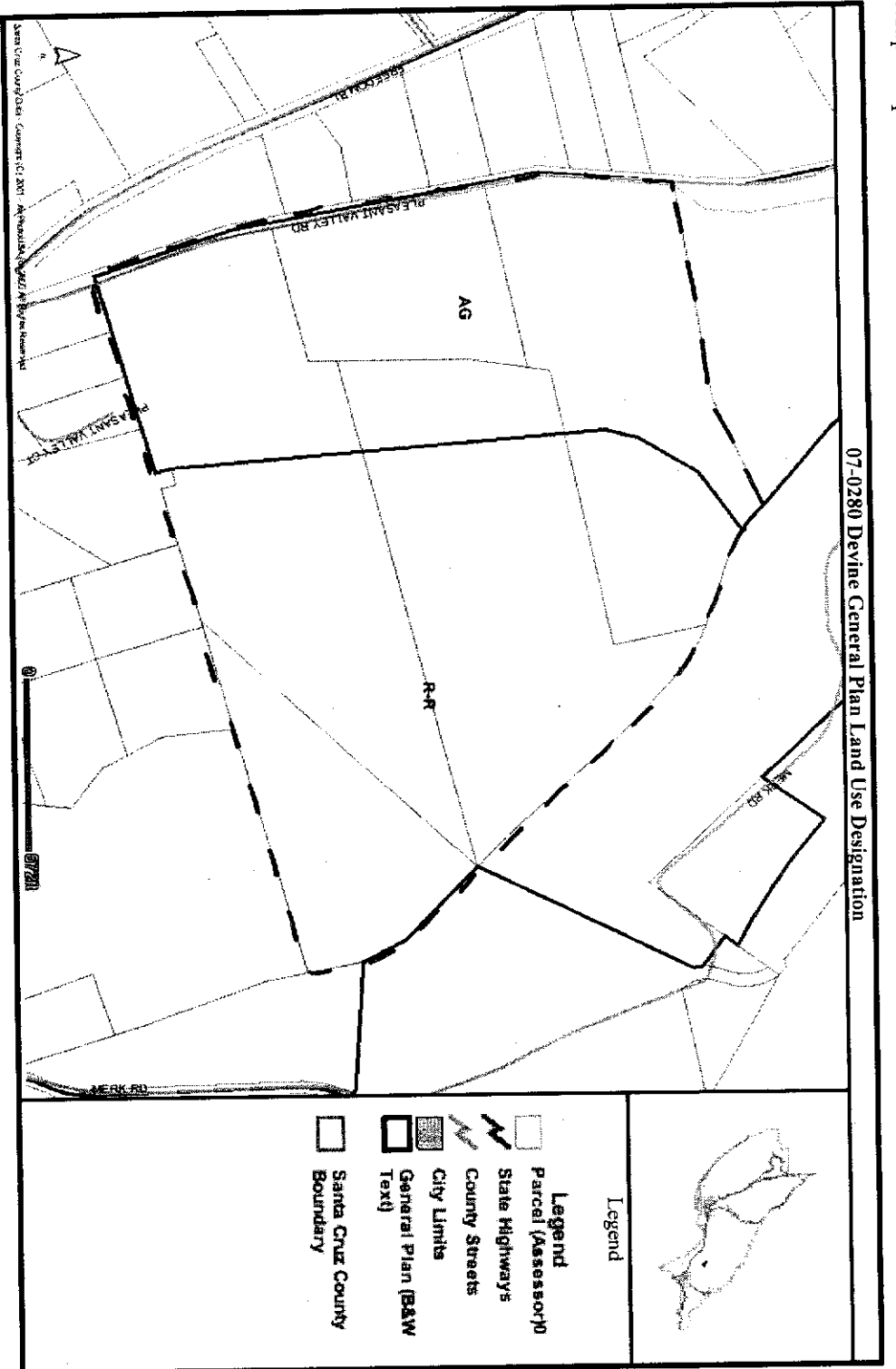
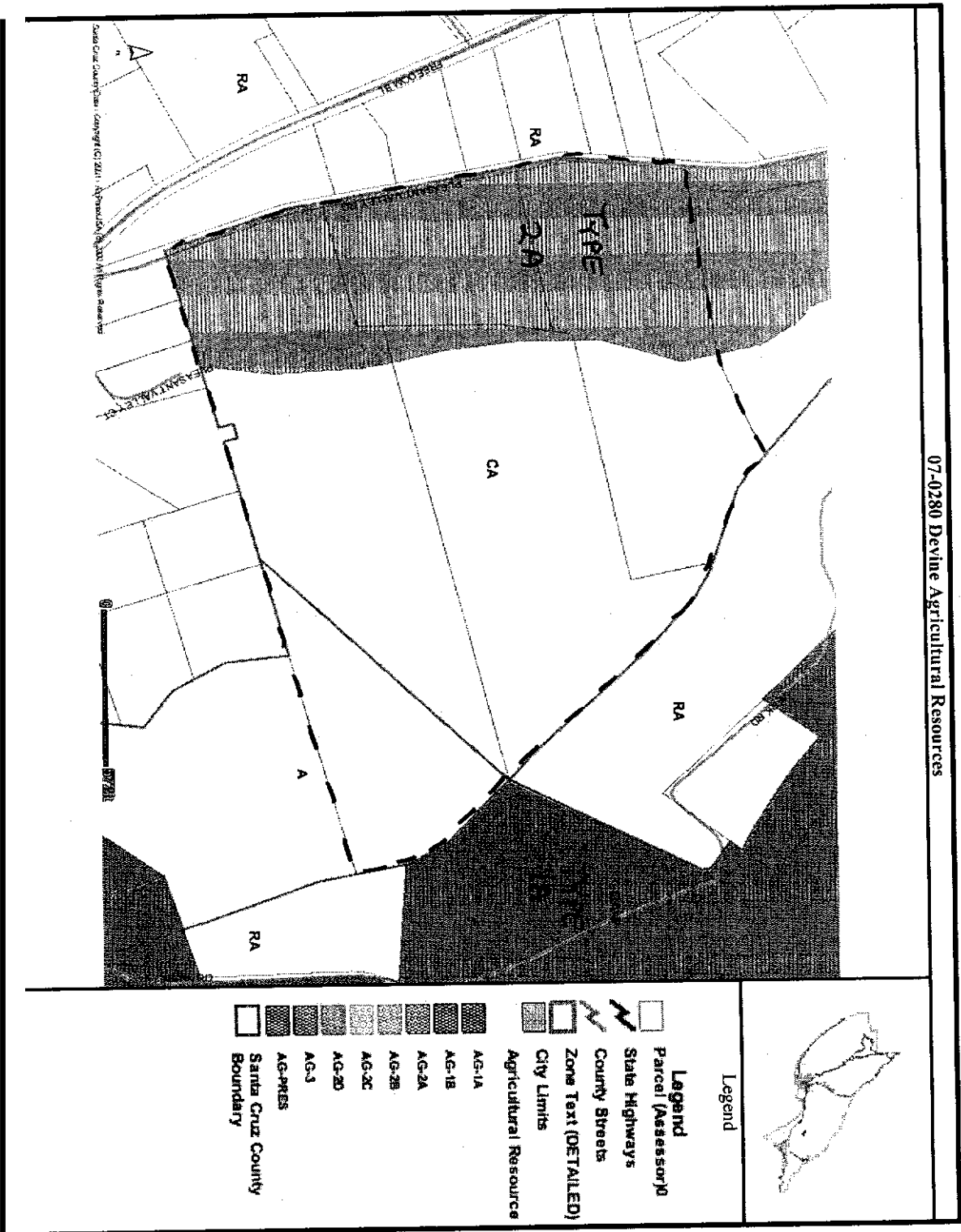


EXHIBIT B

07-0280 Devine Agricultural Resources



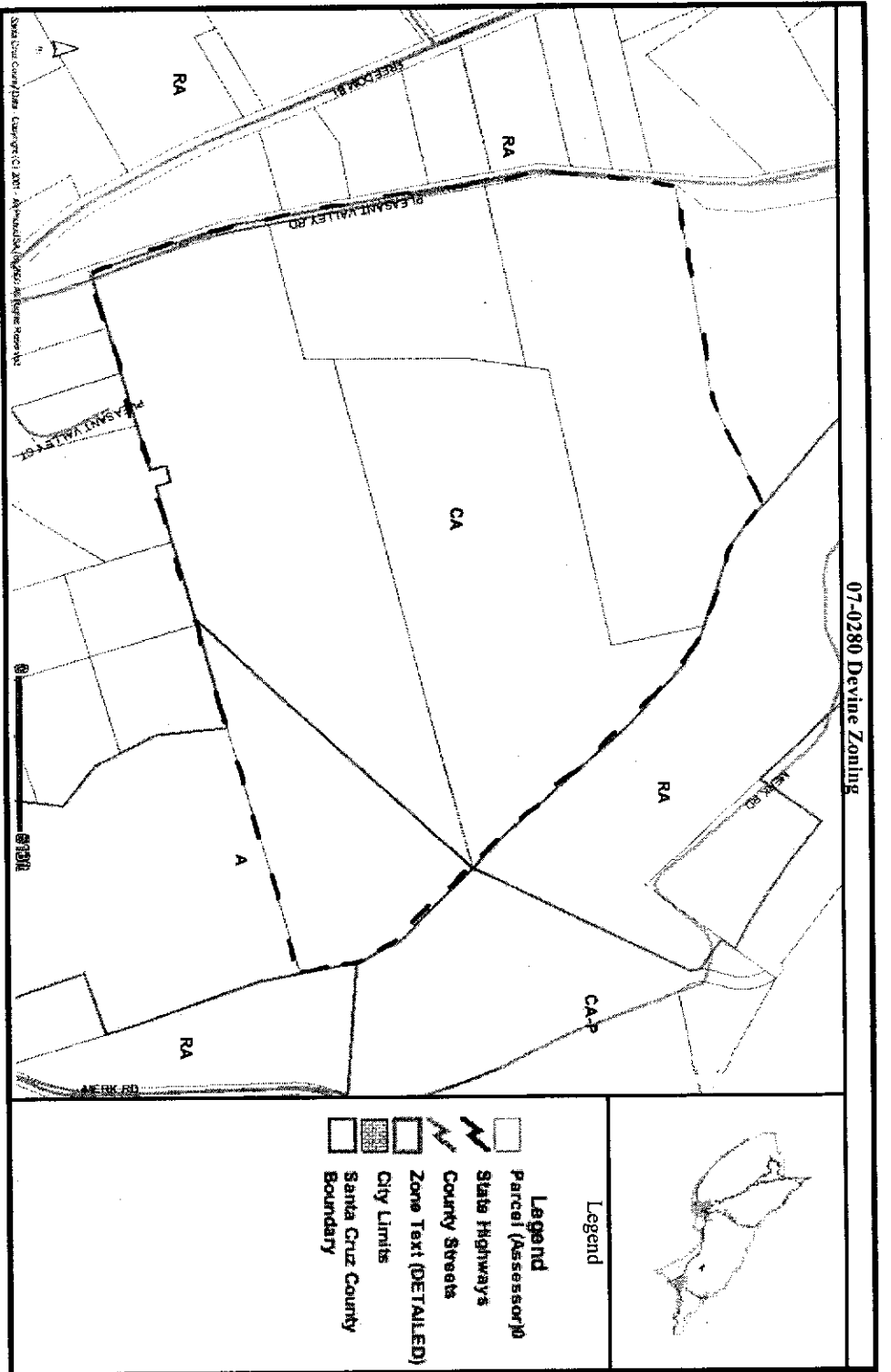


EXHIBIT D



EXHIBIT E

07-0280 Devine Vicinity Map

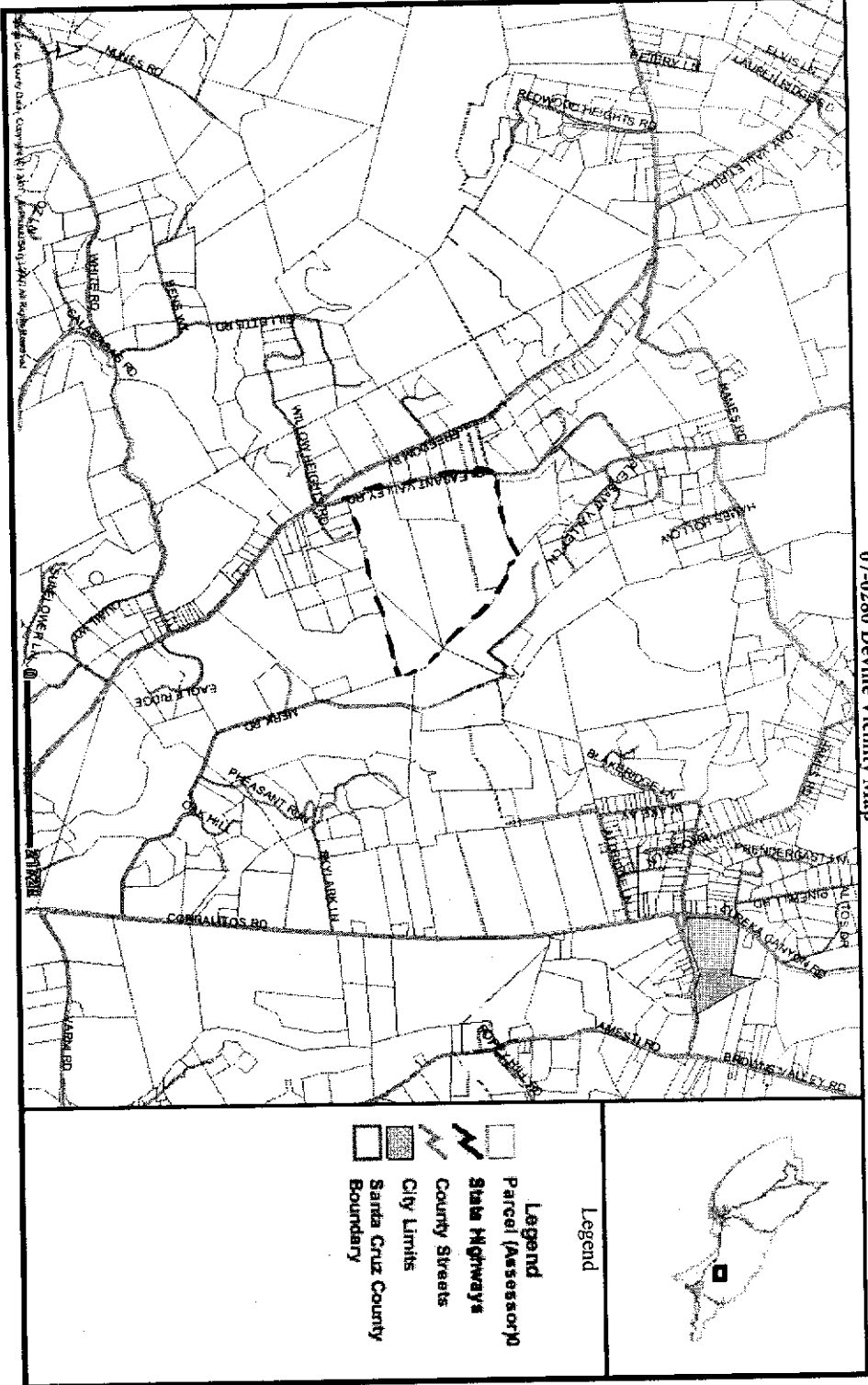
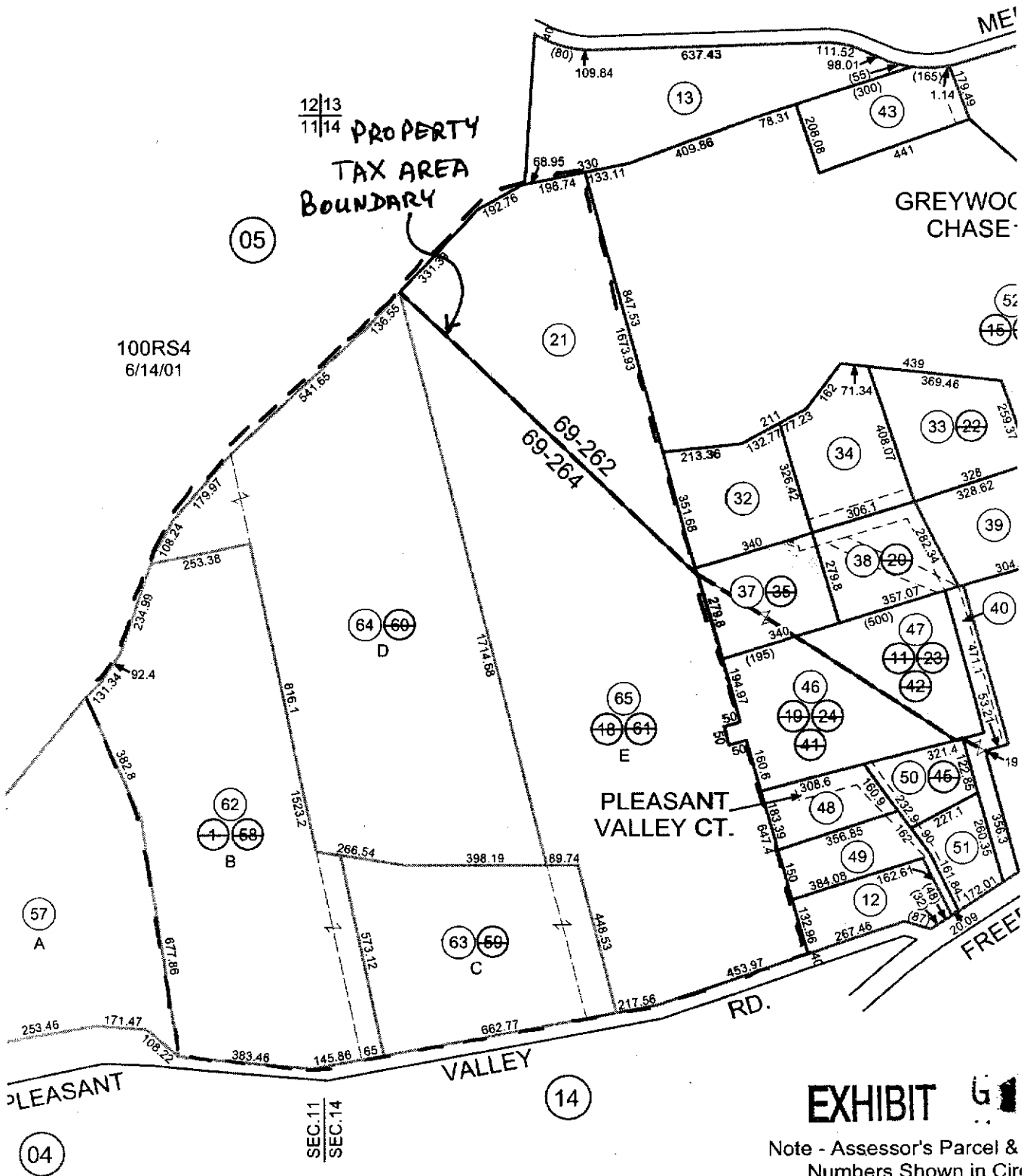


EXHIBIT F

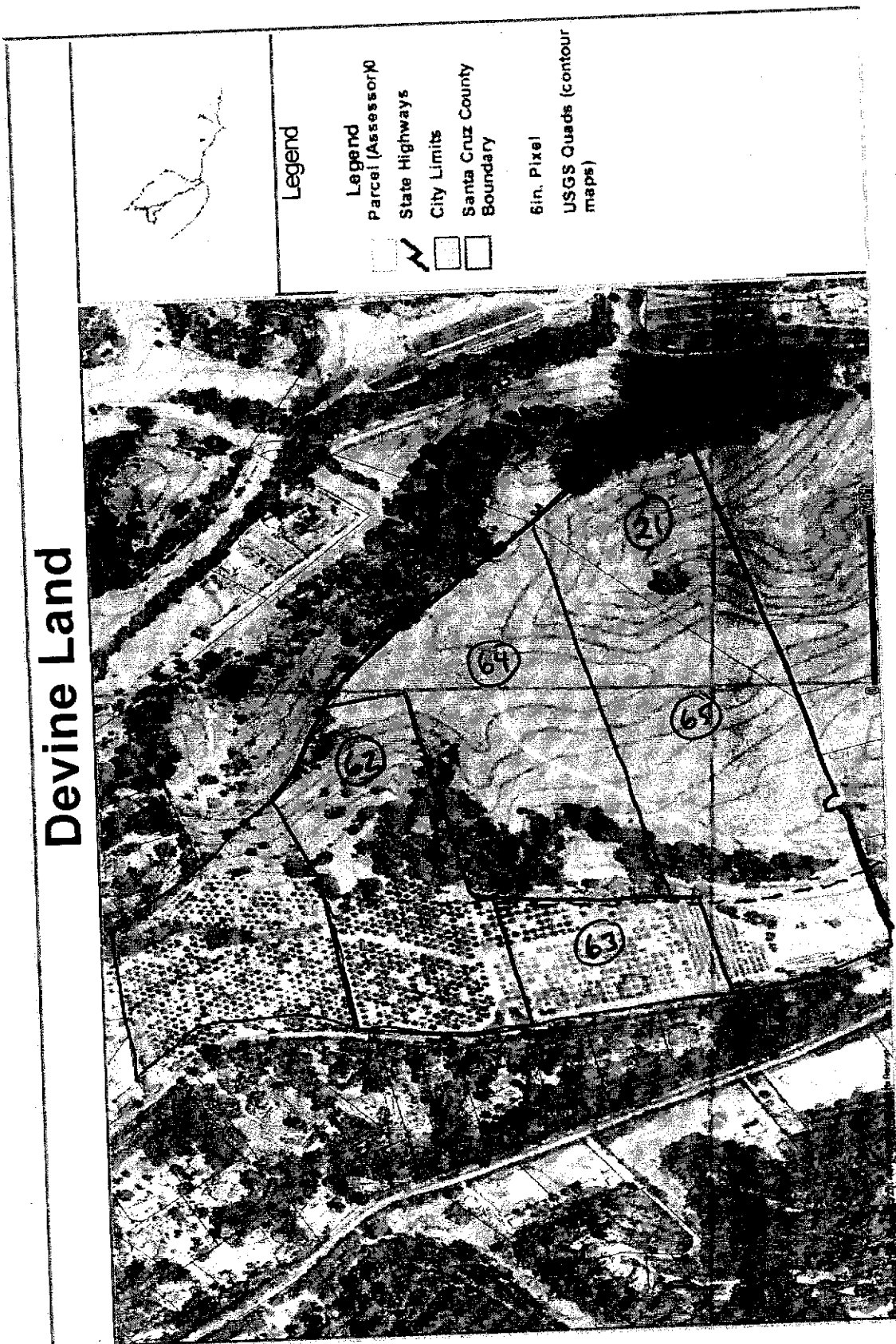
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ALL RIGHTS RESERVED.
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RANCHO DE LOS CORRALI
POR. SECS. 11, 13 & 14, T.11S., R.1E.



Devine Land



[-]- FLAT
PORTION
OF SITE



STEPHEN GRAVES & ASSOCIATES

Environmental and Land Use Consulting

September 7, 2007

Steven Guiney
county of santa cruz
Planning Dept., 4th Floor
701 Ocean Street
Santa Cruz, CA 95060

RE: APAC Review for #07-0280- Devine Ranch Lot-Line Adjustment (APNs 108-161, 21, 62, 63, 64, and 65).

Dear Mr. Guiney,

As you requested, this letter addresses APAC review of the proposed lot-line adjustment on the Devine Ranch property referenced above. As we discussed, the General Plan appears to establish a 20-acre minimum for CA zoned sites such as this which contain a 2A soil type. This was consistent with a previous lot line adjustment on the site which was approved in 2002 under Application #02-0284. Under the current proposal Parcel 62 remains unchanged at 16.60 acres. Parcel 63 increased from 7.46 acres to 10.59 acres, Parcel 64 increases from 21.25 acres to 24.4 acres. Parcel 65 is the only one decreasing in size from 34.28 acres to 20.5 acres. This would still meet the minimum parcel size of 20 acres (type 2 land).

As far as APAC's interest in preserving the agricultural viability of the site, it is important to understand the physical characteristics of the site. Attached is **an** aerial photo showing the site with topography indicated. As shown, the level areas of the site which contain a portion of the original apple orchard and newer horse facilities is located between Pleasant Valley Road and an intermittent drainage channel to the east. Under the existing configuration this flatter area is split proportionately between 3 parcels (62, 63, and 65). Under the proposed configuration, the majority of this area is consolidated onto parcel 63. In addition, the existing gates and horse facilities would now be located on parcel 63. Parcel 62 retains the majority of the remaining apple orchards. Under the proposal, parcels 64 and 65 are reconfigured as two larger rural residential parcels containing mostly sloped land with **an** existing residence on 64 and future building site on 65. This new configuration would result in a more logical configuration based upon existing improvements and site topograhpy and at the same time further consolidate the flatter more agriculturally productive areas of the site.

Please schedule us for the next available APAC hearing. Call me if you need additional information. Thanks for your assistance with this proposal.

Sincerely,

Steve Graves

Attachments
Aerial Photo

2735 Porter Street
Soquel, CA 95073

Phone (031)465-(- 1 6 - 3x (031)465-0672

EXHIBIT

H

GLOSSARY OF TERMS

Accessory/Ancillary/Appurtenant/Incidental Use

Any use which is secondary or subordinate to the principal or main use of a property and which clearly does not change the character of the main use. For example, a restaurant or gift shop in a resort (which caters primarily to patrons of the resort).

Adjacent Parcel

A parcel near or close to the subject parcel.

Adjoining/contiguous parcel

Abutting, lying next to, or touching a parcel.

Affordable

(LCP) Capable of purchase or rental by a household with moderate or lower income, based on their capacity to make initial monthly payments necessary to obtain housing. Housing is affordable when a household pays 25 to 30 percent or less of their gross income for housing. (See the Housing Element for more explanation of the term "affordable".)

Agricultural Land, Commercial

Commercial agricultural land includes all land which meets the criteria specified below, including all land enforceably restricted with a Land Conservation Act (Williamson Act) contract for Agricultural Preserve.

Type 1 — Commercial Agricultural Land. This type is for viable agricultural lands outside the Coastal Zone which have been in, or have a history of, commercial agricultural use over a long period of time, and are likely to continue to be capable of commercial agricultural use in the foreseeable future.

Type 1A — Viable Agricultural Land. Type 1A agricultural lands comprise areas of known high productivity which are not located in any utility assessment district for which bonded indebtedness has been incurred. These lands essentially meet the U.S. Department of Agriculture Soil Conservation Service and the California Department of Food and Agriculture criteria for "prime" and "unique" farmland and "prime" rangeland.

Type 1B — Viable Agricultural Land in Utility Assessment Districts. This type includes viable agricultural lands, as defined above, which are within a utility assessment district for which bonded indebtedness has been incurred, except Agricultural Preserves.

→ **Type 2 — Commercial Agricultural Land.** This category is for agricultural lands outside the Coastal Zone which would be considered as Type 1A, except for one or more limiting factors such as parcel size, topographic conditions, soil characteristics or water availability or quality, which adversely affect continued productivity or which restrict productivity to a narrow range of crops. Despite such limitations, these lands are considered suitable for commercial agricultural use. Type 2 agricultural lands are currently in agricultural use (on a full-time or part-time basis), or have a history of commercial agricultural use in the last ten years and are likely to continue to be capable of agricultural use for a relatively long period. In evaluating amendments to Type 2 designations the preceding factors, along with adjacent parcel sizes, degree of nonagricultural development in the area and proximity to other agricultural uses, shall be considered in addition to the criteria listed under each individual type below.

→ **Type 2A — Limited Agricultural Lands in Large Blocks.** These lands are in fairly large blocks, are not in any indebtedness, and are not subject to agricultural-residential use conflicts.

Type 2B — Geographically Isolated Agricultural Land with Limiting Factors. This category includes agricultural lands with limiting factors which are geographically isolated from other agricultural areas. These lands are not in a utility assessment district which has incurred bonded indebtedness and are not subject to agricultural-residential use conflicts.

Type 2C — Limited Agricultural Lands in Utility Assessment Districts. This type includes agricultural lands with limiting factors which are in a utility assessment district, as of 1979, which has incurred bonded indebtedness.

Type 2D — Limited Agricultural Lands Experiencing Use Conflicts. These are agricultural lands with limiting factors which are experiencing extreme pressure from agricultural-residential land use conflicts such as pesticide application, noise, odor or dust complaints, trespass or vandalism.

Type 2E — Vineyard Lands.

Type 3 — Viable Agricultural Land within the Coastal Zone. This category includes all of the following lands outside the ~~Urban~~ Services Line and the Urban Rural Boundary, within the Coastal Zone in Santa Cruz county:

1. Land which meets the U.S. Department of Agriculture ~~Soil~~ Conservation Service criteria of prime farmland ~~soils~~ and which are physically available (i.e., open lands ~~not~~ forested or built on) for agricultural use.
2. Land which ~~meets the~~ California Department of Food and Agriculture ~~criteria for prime rangeland soils~~ and which are physically available (i.e., open lands ~~not~~ forested or built on) for agricultural use.
3. Land which ~~meets the~~ California Department of Food and Agriculture ~~criteria for~~ unique farmland of statewide importance and which is physically available (i.e., open lands ~~not~~ forested or built on) for agricultural use.

The criteria for "prime farmland soils," "prime rangeland soils," and "unique farmland of statewide importance" are further defined in the glossary.

Agriculture Uses, Commercial

Agricultural operations conducted as a commercial venture for the purpose of achieving a ~~return~~ on investment.

Agriculture Uses, Non-commercial

Agricultural ~~operations~~ conducted for subsistence purposes, as a hobby or as part of a rural lifestyle, when: sale of the product is ~~not the~~ primary goal.

Agricultural Policy Advisory Commission

(LCP) A County commission, appointed by the County Board of Supervisors, whose role is to advise the Board on agricultural matters and to review development applications affecting agricultural land.

Agricultural Preserve

A contract between a landowner and Santa Cruz County establishing that a certain amount of land will be used for agricultural purposes only for a minimum of ten years. The ten year period is renewed every year. In recognition of this land use restriction, the landowner may receive preferential taxation on that land.

AMBAG — Association of Monterey Bay Area Governments
AMBAG is a voluntary association of 15 cities and Santa Cruz and Monterey counties in California's Central Coast region formed by a Joint Powers Agreement to serve as a forum for discussion of regional issues. The Association has been designated as an Areawide Planning Organization (APO) by the U.S. Department of Housing and Urban Development; as a Metropolitan Planning Organization (MPO) by the U.S. Department of Transportation; and as a Water Quality Planning Agency by the U.S. Environmental Protection Agency.

Anadromous

(LCP) Species of fish which migrate from the ocean to fresh water streams to spawn.

Ancillary

(LCP) See Accessory.

Approach Zone

The air space at each end of a landing strip that defines the glide path or approach path of an aircraft and which should be free from obstruction, the lower boundary being a plane at a specified slope, beginning at the end of the runway overrun strip.

Appurtenant

(LCP) See Accessory

Aquaculture

(LCP) A form of agriculture that is devoted to the controlled growing and harvesting of fish, shellfish, and plants in marine, brackish, and fresh water. Aquaculture products are agricultural products, and aquaculture facilities and land uses shall be treated as agricultural facilities and land uses.

Aquifer

(LCP) The underground layer of water-bearing rock, sand or gravel through which water can seep or be held in natural storage. Such waterholding rock layers hold sufficient water to be used as water supply.

Arable (land)

Land which is suitable for the cultivation of crops. Such land usually contains soils with a U.S. Soil Conservation Service agricultural capability rating of I-IV and slopes less than 25%.

**SANTA CRUZ COUNTY PLANNING DEPARTMENT POLICY/ORDINANCE
INTERPRETATION**

Interpretation No.: LD-02 (Lot Line Adjustments)
Effective Date: 06/30/06
Originally Issued: 06/30/06 (LD-02 replaces a portion of LD-01)

Question:

What standards are applied when processing Lot Line Adjustments?

Applicable Ordinance Section(s)
and/or General Plan/LUP Policy(ies)
§ 13.10.673; § 14.01.105-L; § 14.01.107.4


Interpretation:

In addition to the regulations found in the County Code Sections listed above, the following standards will be applied to Lot Line Adjustment applications:

1. Maximum number of parcels. Lot line adjustments shall involve four or fewer parcels, in conformance with Senate Bill 497. Adjustments of five or greater parcels require Tentative and Final Maps;
2. Proximity of parcels. The parcels must be adjoining, i.e. touching, and not merely adjacent or nearby, in conformance with Senate Bill 497;
3. Additional Building Sites. No additional building sites may be created by a lot line adjustment. A lot must be buildable before a lot line adjustment can be approved, except where the entirety of the unbuildable lot will become part of one or more buildable, legally created parcels. A lot that is not buildable for whatever reason (lack of access, unstable slopes, inadequate sewage disposal, etc.) cannot be made buildable by means of a lot line adjustment.
4. Parcel Legality. A vacant parcel involved in a lot line adjustment must be shown to be a legal parcel before the lot line adjustment can be approved, except where the entirety of the vacant parcel will become part of one or more existing legally created parcels.
5. Minimum Parcel Size. The required minimum parcel size as it applies to lot line adjustments means net site area (gross parcel area minus vehicular rights-of-ways) rather than net developable area.



Tom Bums, Planning Director



Date

the purpose of lot line adjustments, minimum parcel size is as shown in the following table.

Minimum Parcel Size (in Acres)	
R-1-X, RM-X (Where x = a density designation)	The density designation (e.g., 9,000 square feet for a parcel zoned R-1-9 or 3,000 square feet for a parcel zoned RM-3)
RB	4,000 square feet
RA or RR	One acre
TP (Outside of the coastal zone)	40 acres
TP (Inside the coastal zone)	160 acres
CA or AP	The minimum size as determined by APAC
PA, VA, CT, C-1, C-2, C-4	10,000 square feet
M-1	10,000 square feet
M-2	One acre
M-3	The minimum economic unit for mineral extraction
PR	20 acres
PF	That necessary to accommodate the use
	The highest end of the density range allowed by the General Plan density designation (no matrix calculation is required)

2. The above stated minimum parcel sizes do not apply and no Site Area Variance is required where:

- The lot line adjustment is to cure a structural (or road/driveway) encroachment otherwise lawfully developed where the resulting lot line meets the required minimum setbacks from the encroaching structure, or any approved variance therefrom (Section 14.01.105-L(a)); or
- The lot line adjustment results in an equal exchange of land and each resulting parcel is the same size after the lot line adjustment as before (Section 14.01.105-L(b)); or

EXHIBIT