

ARTICLE I. IN GENERAL

Sec. 21-1. Purposes and objectives of the chapter.

The purpose of this chapter is to promote the orderly development of the county, to protect purchasers and land owners, to ensure compliance with land division, zoning and building ordinances and regulations and with the *Subdivision Map Act* (SMA) (Government Code Section 66410 et seq.), and to promote the public health, safety and welfare, and for the accomplishment of the following objectives:

- (a) Implement the general plan of Kings County, and elements thereof, as adopted by the board of supervisors.
- (b) To ensure:
 - (1) Lot design and improvements that will not adversely affect the values or enjoyment of nearby properties;
 - (2) Adequate supply of domestic water;
 - (3) Adequate systems for sewage disposal;
 - (4) Adequate means for drainage of storm water;
 - (5) Adequate access to lots created by the division of land;
 - (6) Adequate improvements to public roads, streets and easements and other public improvements;
 - (7) Adequate provisions for fire protection;
 - (8) A safe and efficient road system;
 - (9) Proper grading and erosion control.

Sec. 21-2. Short title.

This chapter shall be known as the "Subdivision Ordinance."

Sec. 21-3. Interpretation.

In interpretation and application, the provisions of this chapter are minimum requirements unless expressly stated to be otherwise. This chapter is not intended to abrogate, repeal, annul, impair or interfere with any existing ordinance of the County of Kings, deed restriction, covenant, easement or other agreement between parties, unless expressly stated herein, provided that where the provisions of this chapter conflict with restrictions or regulations which are imposed or required by an existing ordinance, deed restriction, covenant, easement or agreement between parties, the provisions of this chapter shall control.

Sec. 21-4. Application of chapter.

The provisions of this chapter shall apply to subdivisions as defined in the *Subdivision Map Act* and this chapter; except as otherwise provided, all terms used herein which are defined in the

Subdivision Map Act shall have the same meaning as provided in the Act, and as the Act may hereafter be amended.

Sec. 21-5. Advisory agency.

The advisory agency as designated in the *Subdivision Map Act* shall be comprised of two (2) divisions:

(a) Division one shall be the Kings County planning director who shall have the authority to approve, conditionally approve, or disapprove subdivisions for which a tentative parcel map is not required under Section 21-83.B. and Section 21-92, lot line adjustments pursuant to Article VII, and Certificates of Compliance pursuant to Article XI of this Ordinance. The planning director shall consult with the county departments identified in Section 21-10, and other departments, agencies, and persons deemed appropriate by the planning director prior to taking any final action.

(b) Division two shall be comprised of the Kings County Planning Commission which shall have the authority to approve, conditionally approve, or deny all other divisions of land subject to this ordinance, in particular those divisions pursuant to Section 21-83.A. and Article III (Tentative Subdivision Maps). The Kings County planning director, or his or her, designee shall be secretary to Division Two of the advisory agency, and he, or she, shall consult with the county departments identified in Section 21-10, and other departments, agencies, and persons deemed appropriate by the planning director prior to making any final recommendations.

(c) Both divisions of the advisory agency shall have the duty to make investigations and reports on the design and improvement of proposed divisions of real property, impose requirements or conditions thereon and shall approve, conditionally approve, or disapprove maps after holding a properly noticed public hearing.

Sec. 21-6. Appeals board.

The Kings County Board of Supervisors shall be the appeals board designated in the *Subdivision Map Act*.

Sec. 21-7. Relationship to zoning ordinance.

No land shall be subdivided, divided, or its boundaries adjusted for any purpose inconsistent with the Kings County Zoning Ordinance.

Sec. 21-8. General terminology.

The word "County" shall mean the County of Kings, State of California. The words "Board of Supervisors" and "Board" shall mean the Board of Supervisors of the County of Kings. The words "Planning Commission" and "Commission" shall mean the Planning Commission duly appointed by the Board of Supervisors. The words "planning director" shall mean the Kings County Director of Planning and Building Inspection duly appointed by the Board of Supervisors.

Sec. 21-9. Definitions.

For the purposes of this chapter, certain words and terms used herein are defined as follows:

(a) The definitions set forth in the Subdivision Map Act are hereby incorporated herein by this reference as though set forth at length and shall govern in the definition, interpretation and construction of this chapter.

(b) General plan. The long range, comprehensive general plan for the orderly development of the county, adopted by the planning commission and the board of supervisors, which may include the elements listed in the Government Code of the State of California.

(c) Improvement plans. The plans, cross sections and specifications of all proposed improvements, including the information required by section 21-49 of this chapter.

(d) Improvement standards. Standards and requirements for design and construction of improvements shown in the "County of Kings Improvement Standards" as adopted by resolution of the board of supervisors, and as it may hereafter be amended. Improvement standards may be amended by resolution or minute order of the board of supervisors only after one week's notice that said board intends to consider an amendment thereto.

(e) Reserve strip. A strip of land offered for dedication, contiguous to a public way, accepted by the board of supervisors, but not declared a public road.

(f) *Subdivision Map Act*. The *Subdivision Map Act* shall mean Chapters 1 through 7 inclusive of Division 2 of Title 7 of the Government Code of the State of California as it now exists or may hereafter be amended.

Sec. 21-10. Functions of the departments.

(a) Planning department.

The planning department shall be the principal department for processing tentative maps, lot line adjustments, and certificates of compliance. It shall be the function of the planning department to recommend approval, conditional approval, or disapproval of tentative maps based upon the design and land use proposed by the developer. Design and land use recommendations shall include:

- (1) Compliance with the general plan;
- (2) Compliance with the zoning ordinance;
- (3) Concept evaluation of development;
- (4) Lot size, design, and suitability for intended use;
- (5) Location of school and park sites and other public facilities;
- (6) Requirements for open space; and
- (7) Ascertaining compliance with state laws, particularly the California Land Conservation (Williamson) Act of 1965, commencing at Government Code section 51200.

(b) Public works department.

It shall be the responsibility of the public works director, acting as the county surveyor and road commissioner, to recommend approval, conditional approval or disapproval of tentative maps based upon evaluation of the improvements proposed by the developer. Recommendations on such improvements shall include:

- (1) Geometric and structural street design;
 - (2) Traffic control;
 - (3) Control of flood waters within developments and outside of developments;
 - (4) Method of erosion and sedimentation control;
 - (5) Source and quantity of water supply;
 - (6) Review and approval of improvement plans;
 - (7) Review of final map for compliance with conditions of tentative map approval;
 - (8) Coordinate installation of water and sewer with city or utility districts.
 - (9) Compliance with other requirements of the County improvement standards.
- (c) Health department.

It shall be the function of the health department to recommend approval, conditional approval, or disapproval of the tentative maps in accordance with the results of an analysis of the impact of the proposal upon public health and environmental quality. The analysis shall include:

- (1) Method of sewage disposal;
 - (2) Analysis of soils reports as they relate to sewage disposal;
 - (3) Source and quality of water supply to be provided for domestic use;
 - (4) Analysis of elements affecting the environment (such as noise, odor, dust, pesticides, and other spraying operations);
 - (5) Co-ordination of activities with the California, Environmental Protection Agency, and the United States Environmental Protection Agency;
 - (6) Evaluation of hazardous materials management, including underground storage tanks and hazardous waste generation, storage, and disposal;
 - (7) Enforcement of the provisions of local ordinances pertaining to the above.
- (d) Fire department.

It shall be the function of the fire department to make appropriate recommendations to the advisory agency relative to the fire protection facilities proposed by the developer. Recommendations shall include:

- (1) Specific location and spacing of fire hydrants;
 - (2) The minimum fire flows necessary to serve the proposed development;
 - (3) Emergency egress roads;
 - (4) Location of fire and fuel breaks and easements;
 - (5) Location of fire station sites and immediacy of need.
- (e) County assessor.

It shall be the function of the county assessor to make appropriate recommendations to the advisory agency relative to the ownership of title to the proposed site and surrounding properties for the purpose of ascertaining compliance with state laws and local ordinances governing land division.

- (f) Building inspection department.

It shall be the function of the building inspection department to review and make appropriate recommendations to the advisory agency relative to the preliminary soils report.

Sec. 21-11. Flood damage reduction.

Before any approval is granted pursuant to this chapter, a development permit must be obtained, where required, pursuant to Chapter 5A of this Code of Ordinances.

Sec. 21-12. Hearing notice, additional requirements

In addition to the public hearing notice requirements in the Subdivision Map Act, notice shall include additional notice as follows:

The notice of public hearing shall be given as required by Government Code section 66451.3. For site specific projects, notice shall also be given in the following manner: If the property immediately adjacent to the to the subject property is more than 300 feet in width, then notice shall be given to the next adjacent parcel as well. However, if the immediately adjacent property is less than 300 feet in width, no additional notice is required beyond the 300 feet. Parcels separated by a street or road shall be considered adjacent for determining which parcels are given notice. In addition to the above requirements, if a parcel is within the area that receives notice, both the property owner, and the site address if it is different from the owner's address as shown on the latest equalized assessment roll, shall be given notice. Any additional notification or method of notification, in the opinion of the zoning administrator or decision maker deemed necessary or appropriate, or as may be required by law, may also be used to give notice.

Sec. 21-13 -- 21-20. Reserved.

ARTICLE II. PRELIMINARY SUBDIVISION PROCEDURES

Sec. 21-21. General.

Prior to submittal of a tentative map, it may be advantageous to engage in a preliminary review of the proposed subdivision. The preliminary review would allow the developer an opportunity to be aware of physical conditions, facts, and policies affecting the proposed subdivision.

Sec. 21-22. Procedures and requirements.

The advisory agency shall adopt, by its resolution, procedures and requirements relating to the preliminary review. These procedures and requirements shall include at least the following:

- (a) Description of a preliminary conference between the subdivider and agencies and/or individuals possibly affected by the proposed subdivision.
- (b) Form of the preliminary map.

Sec. 21-23. Information on preliminary map.

- (a) Every preliminary map shall contain the following information:
 - (1) Name and address of owner(s) of record of the property to be subdivided, and name and address of the subdivider(s) if the owner(s) is/are not the subdivider(s).
 - (2) Name of person who prepared the map.
 - (3) A vicinity map indicating the location of the proposed subdivision in relation to the surrounding area or region.
 - (4) Date of preparation, north arrow, and scale.
 - (5) Approximate acreage of parcel to be subdivided and the acreage or square feet proposed for each lot in the subdivision.
 - (6) Exterior boundary lines of the total area to be divided.
 - (7) Lot lines and approximate dimensions.
 - (8) Location and approximate dimensions of proposed public areas.
 - (9) Approximate location of existing structures, irrigation ditches, water wells, pipelines, railroads, utility lines, and other physical features. Any existing structures or physical features which are to be left in place shall be so noted.
 - (10) Location and widths of watercourses and areas subject to flooding.
 - (11) Approximate location and species of all existing and proposed trees and groups of trees located within the proposed subdivision.
 - (12) Proposed name of subdivision, if any. No existing subdivision name may be reused. Stage developments may reuse a previous stage name by adding the words "Unit No. 2", etc. Subdivisions contiguous to other subdivisions may reuse the previous name by adding the word "Addition"
- (b) Every preliminary map shall show thereon or be accompanied by the following statements:

- (1) Existing uses of property.
- (2) Proposed uses of the property.
- (3) Source of water supply.
- (4) Proposed method of sewage disposal.
- (5) All other improvements proposed to be made or installed.
- (6) Description and location of community facilities which would serve the proposed subdivision.
- (7) Minimum lot size and average lot size.

Sec. 21-24. Filing fee.

At the time of filing the preliminary map, the subdivider shall pay to the Planning Department a nonrefundable fee in an amount established by the board of supervisors. Such fee shall be credited toward the filing fee for the tentative map if the tentative map is filed within one hundred and twenty (120) days of the date of filing the preliminary map.

Secs. 21-25 -- 21-30. Reserved.

ARTICLE III. TENTATIVE MAP

Sec. 21-31. General.

The tentative map shall be filed and processed in accordance with the *Subdivision Map Act*, the provisions of this chapter, and any other applicable law or ordinance.

Sec. 21-32. Filing procedure.

The subdivider shall file with the Planning Department at least twenty (20) copies of the tentative map. The subdivider shall provide a reproducible copy of the original if requested by the Planning Department. A tentative map shall be considered filed at the time when all requirements of sections 21-31 through 21-35 of this article have been met.

Sec. 21-33. Filing fee.

At the time of filing the tentative map, the subdivider shall pay the Planning Department a nonrefundable fee in an amount established by resolution or order of the board of supervisors.

Sec. 21-34. Form of tentative map.

Tentative maps shall be a minimum of eight and one-half (8½) inches by eleven (11) inches and a maximum of twenty-four (24) inches by thirty-six (36) inches in size. There shall be a marginal line drawn completely around the drawing, leaving one inch blank margin. The scale shall be large enough to show all details clearly. The secretary of the advisory agency may require a larger scale than submitted if deemed necessary for clarity.

Sec. 21-35. Information on tentative map.

(a) Every tentative subdivision map shall be clear and legible and shall contain thereon the following information:

- (1) A tract number as assigned by the secretary of the advisory agency.
- (2) Name and address of the owner(s) of record of the property to be subdivided, and name and address of the subdivider(s) if the owner(s) is/are not the subdivider(s).
- (3) The assessor's parcel number or numbers of the land to be divided.
- (4) Name of the registered civil engineer, licensed land surveyor, or person who prepared the map.
- (5) A vicinity map indicating the location of the proposed subdivision in relation to the surrounding area or region.
- (6) Date of preparation, north arrow, and scale.
- (7) Approximate acreage of parcel to be subdivided and the acreage or square feet proposed for each lot in the subdivision.
- (8) Exterior boundary lines of the total area to be divided.

- (9) The location, names, width, and curve radii of all existing or proposed alleys, roads, streets, highways and ways adjacent to or within the proposed subdivision. Profiles shall be required where the grade exceeds three (3) per cent.
 - (10) Contour lines drawn to intervals of one foot, and/or spot elevations shown on a maximum grid of one hundred (100) feet in each direction. Contour lines are required when grades in the subdivision exceed one (1) per cent.
 - (11) The width and location of all existing or proposed easements or rights-of-way, whether public or private, for roads, drainage, sewers, public utilities, flood control purposes, or any other purpose.
 - (12) Lot numbers, lot lines and approximate dimensions.
 - (13) Location and approximate dimensions of proposed public areas.
 - (14) Waivers of rights of access to and from streets, lots and other parcels of land and the location and approximate width of reserve strips.
 - (15) Location of existing structures, irrigation ditches, water wells, pipelines, railroads, utility lines, and other physical features. Any existing structures or physical features which are to be left in place shall be so noted.
 - (16) Location of specific plan lines.
 - (17) Location of city boundary lines and boundary lines of any public district which may lie within three hundred (300) feet of the exterior boundary line of the proposed subdivision.
 - (18) Location and widths of watercourses and areas subject to flooding.
 - (19) Approximate location and species of all existing and proposed trees or groups of trees located within the proposed subdivision.
 - (20) Boundaries and order of stage development of the proposed subdivision.
 - (21) Proposed name of subdivision, if any. No existing subdivision name may be reused. Phased developments may reuse a previous phase name by adding the words "Unit No. 2", etc. Subdivisions contiguous to other subdivisions may reuse the previous name by adding the word "Addition."
 - (22) The existing and proposed zoning of the property to be divided.
- (b) Every tentative map shall show thereon or be accompanied by the following statements:
- (1) Existing uses of property.
 - (2) Proposed uses of the property, including a statement of the relative proportions of the total area of the proposed subdivision to be devoted to each use.
 - (3) Source of water supply (system of supply and distribution).
 - (4) Proposed method of sewage disposal.
 - (5) Proposed storm water or other means of drainage disposal.
 - (6) Type of street improvement.
 - (7) A preliminary title report.
 - (8) All other improvements proposed to be made or installed.
 - (9) The time when improvements are proposed to be made or installed (before or after final map recordation?).
 - (10) Description and location of community facilities which would serve the proposed subdivision.
 - (11) Minimum lot size and average lot size.
 - (12) Justification and reasons for any exceptions to the provisions of this chapter.

- (13) If the subdivider desires that notices, reports and other communications from the advisory agency, board of supervisors, and other officers and agents of the county be sent to him in care of his engineer, he shall attach to the tentative map a statement to that effect. If such a statement is attached to the tentative map, all notices, reports and communications required under the provisions of this chapter shall be sent to the engineer.
- (14) Soil report. At the time of filing the tentative map, the subdivider shall file with the advisory agency a preliminary soils report on the subdivision prepared by a registered civil engineer. Said preliminary soils report shall be based upon test borings or excavations which the county building official determines to be adequate. The county building official may waive the preliminary soils report if he determines that because of the knowledge of his department as to the soil qualities of the subdivision, no preliminary analysis is needed. If the preliminary soils report indicates the presence of critically expansive soils or other soil problems, which if not corrected, could lead to structural defects, a soil investigation shall be prepared by a civil engineer registered in the State of California and shall recommend corrective action which is likely to prevent possible structural damage to each dwelling or structure proposed to be constructed within the subdivision.
- (15) Representative percolation tests at site locations, taken in accordance with the "Manual of Septic Tank Practice" by the U.S. Health Service, PB 218 226, shall be submitted if septic tanks are proposed or if storm waters are to be contained on the lots, and percolated.
- (16) If the depth of ground water, as determined from information provided by the health department is less than thirty (30) feet, its expected annual minimum depth, taking into account annual variation and fluctuations in adjacent water ways, shall be submitted. If the source of water supply is to be located within the subdivision the expected depth to the potable water shall be reported.
- (17) A checklist stating that all information required on the tentative map is included with the application and signed by the applicant or his, or her, agent

Any tentative map submitted without the foregoing information shall be returned to the applicant, and when so returned, no further action by the advisory agency will be taken until the omitted information is furnished to the advisory agency.

Sec. 21-36. Review and approval or disapproval.

The appropriate division of the advisory agency shall review a filed tentative map and report upon the map directly to the applicant and the board of supervisors in the manner prescribed in the *Subdivision Map Act* after holding a properly noticed public hearing. Prior to taking an action on a tentative map, the advisory agency shall consult with city officials, school officials, and other public agencies which may be affected by the proposed subdivision.

A tentative map may be approved, or conditionally approved by the advisory agency only if all requirements of state law, this chapter, and other applicable laws, regulations, and policies of the board of supervisors are complied with or can be conditionally met.

An approved or conditionally approved tentative map shall expire thirty-six (36) months after its approval or conditional approval.

Sec. 21-37. Appeals procedure.

The applicant, or any tenant of the subject property in the case of a proposed conversion of residential real property to a condominium project, community apartment project, or stock cooperative, may appeal the action of the advisory agency to the Board of Supervisors in the manner set forth in the section 66452.5 of the *Subdivision Map Act*. The Board of Supervisors shall hold a hearing on the appeal before rendering its decision.

Any interested person adversely affected by the decision of the advisory agency may file an appeal with the board of supervisors within ten (10) days of the advisory agency's action. The appeal shall be processed pursuant to the requirements of section 66452.5(d) of the *Subdivision Map Act*. The Board of Supervisors shall hold a public hearing on the appeal prior to rendering its decision.

Sec. 21-38. Reserved

Sec. 21-39. Extension of approval of tentative map.

Upon application of the subdivider filed prior to the expiration of the approved or conditionally approved tentative map, the time at which such map expires may be extended for a period or periods of time not exceeding a total of three (3) years. However, the total extension time may not be more than three (3) years beyond the end of the original approval.

Before granting any extension the advisory agency may request additional conditions. However, if the subdivider does not agree to the new conditions the extension may be denied if the advisory agency finds, based on justifying evidence, that unless the condition is imposed, the development will be injurious to public health, safety or general welfare. In such a case the tentative map will expire. The subdivider may immediately submit a new tentative map to which the new condition can be attached. Such additional conditions may be appealed in the same manner as the original approval of the tentative map.

Sec. 21-40. Vesting Tentative Maps.

(a) A vesting tentative map is a tentative map as defined in the *Subdivision Map Act* which shall have printed conspicuously on its face the words "Vesting Tentative Map" and which is processed in accordance with this Article.

(b) Whenever a tentative map is required by this Ordinance or the *Subdivision Map Act*, a vesting tentative map may be filed instead. If a subdivider does not seek the rights conferred by a vesting tentative map, the filing of a vesting tentative map shall not be required as a prerequisite to any approval for any proposed subdivision, permit for construction, or work preparatory to construction.

(c) A vesting tentative map shall be processed in the manner provided for tentative maps in this Article. A vesting tentative map shall be filed in the same form and with the same content as

provided in this Article except that the words "Vesting Tentative Map" shall be conspicuously printed on the face thereon.

(d) A vesting tentative map shall expire and be subject to the same extensions as apply to a tentative map as set forth in this Ordinance.

(e) The approval or conditional approval of a vesting tentative map shall confer a vested right to proceed with development in substantial compliance with those ordinances, policies and standards in effect as of the date the application for a vesting tentative map is determined to be complete, or as otherwise permitted by Government Code section 66474.2. If Government Code section 66474.2 is repealed, the approval or conditional approval of a vesting tentative map shall confer a vested right to proceed with development in substantial compliance with the ordinances, policies, and standards in effect at the time the vesting tentative map is approved or conditionally approved. Approval of a vesting tentative map shall in no way limit or diminish the authority of the County to deny or impose reasonable conditions in conjunction with subsequent approvals relating to the project provided the County applies those ordinances, policies and standards in effect at the time of approval of the vesting tentative map.

(f) Notwithstanding subsection E above, the County may condition or deny a permit, approval, extension, or entitlement for use based upon ordinances, policies and standards enacted subsequent to the time the vesting tentative map is approved or conditionally approved if any of the following are determined:

- (1) A failure to do so would place the residents of the subdivision or the immediate community, or both, in a condition dangerous to their health or safety, or both.
- (2) The condition or denial is required in order to comply with State or Federal law.

(g) The rights referred to in this section shall expire if a final map is not approved prior to the expiration of the vesting tentative map. After the final map is approved, the rights referred to in this section shall apply for the time periods specified in section 21-39 of this Ordinance.

(h) Whenever a subdivider files a vesting tentative map for a subdivision whose intended development is inconsistent with the zoning ordinance in existence at that time, that inconsistency shall be noted on the map. The County shall deny such a vesting tentative map, or approve it conditioned upon the subdivider obtaining the necessary change in the zoning ordinance to eliminate the inconsistency. If the change in the zoning ordinance is obtained, the approved or conditionally approved vesting tentative map shall confer the vested right to proceed with development in substantial compliance with the change in the zoning ordinance and the map as approved.

ARTICLE IV. FINAL MAP

Sec. 21-41. General.

The procedures for processing final maps shall be the same as those required by the *Subdivision Map Act*, except as may otherwise be required by this article. The final map shall be submitted in the form prescribed by the *Subdivision Map Act*.

Sec. 21-42. Filing procedure.

The subdivider shall submit to the county surveyor two (2) complete sets of black or blue-lined prints of the final map. The county surveyor shall determine the technical accuracy of such prints and upon approval of such prints the original set of maps and one set of black or blue-line prints shall be submitted to the county surveyor who will affix his approval of the technical accuracy of the maps, retain the map until all actions preliminary to recordation are completed and upon completion of all such preliminary actions deliver the map to the county recorder for recordation.

Sec. 21-43. Information required on final map.

(a) *Location and index map.* If more than two (2) sheets are used to show the actual layout of the streets and lots, an index map shall be used showing the relationship of the sheets. Each sheet shall be numbered, Sheet 1 of 1, etc. A location map shall appear on the map showing the relative position of the land to be subdivided with the rest of the section or sections in which it lies and also the surrounding existing subdivisions indicating their name and tract number. The minimum amount of surveying information shown on the location map shall be the amount which was necessary to actually set the exterior control monuments of the new subdivision.

The location map, and the index map if used, may be the same map.

Affidavits, certificates, acknowledgments, endorsements, acceptances of dedication, and seals required by law and by this chapter shall appear on the first sheet.

(b) *Subdivision name.* The subdivision name, if one is used, and the tract number shall conspicuously appear on each sheet of the final map. On one of the sheets there shall be a legal description of the exterior boundaries of the area subdivided.

(c) *Lot numbering.* Lots shall be numbered consecutively beginning with Lot No. One (1), except that when the subdivision is a continuation or an addition to an existing subdivision, the lot numbers shall commence with the next highest number of the preceding portion.

Blocks may be used. If used, they shall be consecutively lettered or numbered with no omissions.

Each block, if blocks are used, and each lot shall be shown completely on one sheet.

(d) *Public dedications.* The final map shall show the location of and types or names of, without abbreviation, the following:

- (1) New streets
- (2) New public areas and easements
- (3) Adjoining streets
- (4) All other existing streets and/or easements

(e) *Technical information.* Dimensions of all lot lines, subdivision perimeter and of the centerline of streets shall be in feet and decimals thereof to the nearest 1/100 of a foot, and bearings to the nearest second. If a course is a curve, the radius, length of curve or bearing and length of chord, and central angle shall be shown. If the ends of a curve are not tangent to the preceding or following courses and the chord along with its bearing and length are not shown, the radial of the end of the curve, with its bearing shall be shown.

No ditto marks are allowed.

The width of each street right-of-way shall be shown, indicating the widths on each side of the centerline. If additional right-of-way for an existing street is offered for dedication, the original right-of-way width, and the right-of-way width offered for dedication shall be shown along with the total width of the new right-of-way.

(f) The basis of bearing shall be identified by a statement on the map.

Sec. 21-44. Monuments.

All monuments shall be set at locations and in the manner prescribed in the improvement standards and as set forth in the Land Surveyors Act. Manufactured monuments and lot stakes may be used in lieu of the above requirements if approved by the county surveyor.

All monuments shall be marked or tagged according to the provisions of the Land Surveyors Act.

The final map shall show clearly all stakes, monuments or other evidence found on the ground which were used to determine the boundaries of the tract. The corner of adjoining subdivision, or portions thereof shall be identified and referenced to the new subdivision.

Sec. 21-45. Certificates on or with final map.

The final map shall contain or be accompanied by all certificates required by the *Subdivision Map Act*. It shall also contain any other certificates that may be required by the advisory agency or board of supervisors.

Sec. 21-46. Survey requirement.

(a) A complete and accurate survey of the land to be subdivided shall be made.

(b) Basis of bearing. The basis of bearing shall be taken from a line between two (2) existing monuments; the bearing shall be obtained from one of the following sources:

- (1) A record map or record of survey.
- (2) California Co-Ordinate System.
- (3) County surveyor's records.
- (4) True north based on astronomical or solar observation.

The engineer or surveyor who prepares the final map shall make the most logical choice of the first three (3) of the above. If none of the first three (3) sources are available, then an assumed basis of bearing may be used. However, true north based on astronomical or solar observation shall always be acceptable.

(c) Error of closure before adjustment shall not exceed one in ten thousand (1/10,000) or one tenth (1/10) of a foot, whichever is greater, except by permission of the county surveyor when extreme terrain or other conditions make such accuracy unreasonable to obtain. A traverse of all or any portion of the subdivision as shown on the final map shall close flat or as nearly flat as practicable.

(d) All sources of information shown or used in platting the survey shall be noted by legend on the plat.

(e) If a recorded course is different from a field course, both should be noted in proper notation with the recorded course in parentheses.

(f) Traverse calculations shall be provided by the engineer or surveyor showing closure of the perimeter of the subdivision and centerline of streets and any lot or block which is not a parallelogram.

Sec. 21-47. Filing fee.

At the time of filing the final map, the subdivider shall pay the secretary of the advisory agency a nonrefundable fee in an amount established by resolution or order of the board of supervisors.

Sec. 21-48. Improvements.

The subdivider shall install, construct, and/or provide all improvements required by the advisory agency or board of supervisors in accordance with the improvement standards.

Sec. 21-49. Improvement plans and specifications.

(a) Prior to construction of improvements, entering into any agreement with the county for improvements, or recording of the final map, the subdivider shall submit to the public works director for approval two (2) sets of copies of improvement drawings and specifications for the improvements which are to be provided by the subdivider. The drawings and specifications shall meet the following requirements:

- (1) Must contain adequate engineering information to describe the construction of the improvements required, as determined by the public works director.
- (2) The drawings must contain a cover page with index to the construction drawings, when consisting of more than three (3) sheets.

(b) Upon approval of the copies of the improvement drawings and specifications, or subsequent submissions, the original plus one set of black or blue-line prints shall be filed with the public works director.

(c) In the event the subdivider decides to construct improvements before recording the final map, no construction of improvements may be commenced prior to entering into an agreement with the county setting forth the conditions under which the county will accept the improvements and record the final map. Improvements will not be accepted until the subdivider provides security in the amount of ten (10) per cent of the estimated cost of improvements to guarantee the improvements against any defects in workmanship or materials.

Sec. 21-50. Plan checking and inspection.

(a) The subdivider shall pay a fee to cover the expense to the county of checking plans and specifications for all improvements inspected by the county and for the expense of inspecting the construction of such improvements. The fee shall be based on the estimate, made by the public works director or his authorized agent, of total cost for constructing such improvements and shall be as follows:

<i>Estimated Cost of Construction</i>	<i>Fee</i>
0 - \$ 5,000	5% of cost
\$ 5,001 - \$ 25,000	\$250 + 4% of cost over \$5,000
\$ 25,001 - \$100,000	\$1,050 + 3½% of cost over \$25,000
\$100,001 - \$250,000	\$3,675 + 3% of cost over \$100,000
\$250,001 & over	\$8,175 + 2% of cost over \$250,000

(b) The public works director or his authorized agent shall have the right to enter upon the sites of improvements for the purpose of inspecting them and he shall be furnished with samples of materials as may be required for making the tests to determine the acceptability of such materials.

(c) Any work done without inspection by the county shall be presumed to be unsatisfactory.

Sec. 21-51. Improvements--Agreement, security, and repairs.

If the improvements are not satisfactorily completed before the final map is approved for recording, the subdivider shall enter into an agreement with the county whereby, in consideration of the acceptance by the board of supervisors of improvements and dedications, the subdivider agrees to complete all improvements required by the advisory agency or board of supervisors and to comply within the time specified in the agreement. Such agreement shall be secured through an improvement security which complies with the requirements of the *Subdivision Map Act*.

The subdivider shall furnish security in the amount of one hundred (100) per cent of the estimated cost of the improvements to insure faithful performance of the agreement, and shall furnish security in an amount of at least fifty (50) per cent of said estimated cost to insure payment to contractors, subcontractors, and to persons furnishing labor, materials, or equipment. The exact amount shall be determined by the public works director. A minimum of ten (10) per cent shall be retained for the period of one year following acceptance to guarantee the improvements against any defects in workmanship or materials.

When the County enters into such an agreement, said agreement shall require that performance of the agreement be guaranteed by the security specified in Chapter 5 (commencing with section 66499) of the *Subdivision Map Act*. Acceptable guarantees include any form of security, including interests in real property which is acceptable to the County.

Sec. 21-52. Same--Release of security.

Pursuant to provisions of the *Subdivision Map Act*, the public works director shall have the power to release up to ninety (90) per cent of the improvement security for faithful performance of the contract, deposited by the subdivider upon satisfactory completion of all improvements required in the contract between the county and the subdivider. A minimum of ten (10) per cent of the security shall be retained for one year as a warranty against the labor and materials supplied by the subdivider. If at the end of one year from the date of satisfactory completion of improvements such improvements are in satisfactory condition, subject to normal wear and damage which is not the fault of the labor and materials supplied, the remainder of the security shall be released. If repairs are necessary because of faulty labor or materials, the withheld security shall be used for necessary labor and materials to bring the improvements to a satisfactory condition. Any security remaining after necessary repairs are made shall be released to the subdivider.

The public works director may, six (6) months after completion and acceptance of the improvements reduce the improvement security securing payment to the contractor, his subcontractors, and to persons renting equipment or furnishing labor and materials to an amount not less than the total of all claims on which an action has been filed and notice thereof given in writing to the public works director. If there are no actions filed, the improvement security may be released in full.

Sec. 21-53. Same--Final inspection.

Upon completion of the required improvements by the subdivider, the public works director or his authorized agent shall make a final inspection of the subdivision. If it is found upon inspection that all improvements have been installed in accordance with the approved plans and specifications and are in good repair, the public works director shall prepare a notice of completion for acceptance by the board of supervisors.

Sec. 21-54. Provisions for processing final maps with technical and inadvertent errors.

If during the review of a Final Map the Surveyor's Office determines that a Final Map fails to meet or perform any requirements or conditions imposed by the *Subdivision Map Act* or local ordinance, the Surveyor's Office shall consult with the appropriate county departments or agencies concerning the failure. If it is determined after such consultation that the failure of the map is a result of a technical and inadvertent error which does not materially affect the validity of the map the final map shall not be disapproved.

Secs. 21-55 -- 21-60. Reserved.

ARTICLE V. REVERSION TO ACREAGE

Sec. 21-61. General.

Reversion to acreage of existing subdivisions shall be completed as provided for in the *Subdivision Map Act*, except that other methods of reverting to acreage may be used only when not possible under the provisions of the *Subdivision Map Act* or this article.

Sec. 21-62. Application.

The provisions of this article shall apply to reversion to acreage as required by the *Subdivision Map Act*, and this article.

Sec. 21-63. Tentative reversion map generally.

The person(s) or agency proposing to revert divided or subdivided land to acreage shall file a tentative reversion to acreage map with the secretary of the advisory agency pursuant to this article.

Sec. 21-64. Filing of tentative reversion map; number copies required; size.

Twelve (12) copies of the tentative reversion to acreage map shall be filed with the advisory agency. Additional copies may be required by the secretary of the advisory agency.

The tentative reversion to acreage map shall be at least eight and one-half (8½) inches by eleven (11) inches in size, and no greater than twenty-four (24) inches by thirty-six (36) inches in size.

Sec. 21-65. Tentative map and final filing fees.

At the time of filing the tentative reversion to acreage map, a nonrefundable fee, in an amount established by resolution or order of the board of supervisors, shall be paid to the secretary of the advisory agency to cover the cost of processing both the tentative and final reversion to acreage maps.

Sec. 21-66. Information on tentative reversion map.

- (a) The tentative reversion to acreage map shall contain the following information:
 - (1) The name and address of all the legal owner(s) of record of the property proposed for reversion to acreage.
 - (2) The boundary lines of the property proposed for reversion and approximate dimensions.
 - (3) All existing surface and underground structures and improvements located on the property proposed for reversion, together with their dimensions, the distances between them, the distances to division and property lines, and the number of stories or the height of each structure.
 - (4) The names, widths and location of all existing and proposed streets, abutting or transversing the original parcel, and a statement as to whether the street is private

or public, and a statement as to whether the street actually exists on the ground, and as to whether the street is to remain after reversion.

- (5) Location, purposes, width, and record owners of all existing and proposed easements or private rights-of-way abutting or traversing any part of the original parcel, and a statement as to whether they will remain after reversion. Easement boundaries shall be shown by means of a dotted line.
- (6) An accurate description of the original parcel, accompanied by a single duplicated copy of the instrument which conveyed the original parcel.
- (7) Date of preparation, north arrow and scale of drawing.

(b) The tentative reversion to acreage map shall show thereon or be accompanied by the following information:

- (1) Preliminary title report on all property within the boundary of the proposed reversion.
- (2) Evidence of title and nonuse or lack of necessity of streets or easements which are to be vacated or abandoned.

Sec. 21-67. Review of tentative reversion map.

Division two of the advisory agency shall review the tentative reversion to acreage map, and submit its recommendations to the board of supervisors within twenty-one (21) working days of receipt of said map. The board of supervisors shall then establish a date for public hearing of the proposed reversion to acreage in accordance with the provisions of the *Subdivision Map Act*. The board of supervisors shall be the agency before which said hearing is held.

Sec. 21-68. Approval of the reversion to acreage.

After the hearing of the proposed reversion to acreage the board of supervisors shall approve, conditionally approve, or disapprove said reversion in accordance with the provisions of the *Subdivision Map Act*.

Sec. 21-69. Final reversion to acreage maps.

Final reversion to acreage maps shall be prepared in accordance with the requirements for "Final Maps" found in the *Subdivision Map Act* and this chapter and shall be conspicuously titled "Reversion to Acreage."

Sec. 21-70. Certificates on final reversion to acreage maps.

The final reversion to acreage map shall contain all certificates applicable to said maps which are required by the *Subdivision Map Act*. It shall also contain any other certificates that may be required by the advisory agency or board of supervisors.

Sec. 21-71. Reversion to acreage by parcel map.

Previously subdivided properties consisting of four (4) or less contiguous parcels under the same ownership may be reverted to acreage by filing a parcel map in accordance with the provisions of the *Subdivision Map Act* and this Land Division Ordinance..

Secs. 21-72 -- 21-80. Reserved.

ARTICLE VI PARCEL MAPS

Sec. 21-81. General.

The processing, review, and approval of tentative parcel maps and parcel maps shall be pursuant to the provisions of the *Subdivision Map Act* and this article.

Sec. 21-82. Application.

The provisions of this article shall apply to subdivisions of land which require parcel maps as described and defined in the *Subdivision Map Act*, but not to subdivisions pursuant to section 66412.5 of the *Subdivision Map Act*.

Sec. 21-83. Tentative parcel map.

(a) A subdivider subdividing real property for which a parcel map is required shall file a tentative parcel map with the secretary of the advisory agency pursuant to this article and the requirements of the *Subdivision Map Act*, unless the division meets all of the criteria listed in subsection B below.

(b) A tentative parcel map is not required if the proposed division meets all of the following criteria:

- (1) The division will result in four (4) parcels or fewer, including divisions for the purpose of retaining a farm home or transferring title to an immediate family member (pursuant to Section 2102.C. of the Kings County Zoning Ordinance), excluding any unmapped remainder.
- (2) No public improvements pursuant to the *Kings County Improvement Standards* are required, other than deferred improvements required pursuant to said Standards, and/or dedication of additional right-of-way along existing roadways consistent with the road classification and the Circulation Element of the general plan, in which case the subdivider shall make an offer of dedication of the required right-of-way on the face of the parcel map.
- (3) All of the resulting parcels comply with the existing regulation of the *Kings County Zoning Ordinance*, and no zoning actions or approvals are required except for divisions for the purpose of retaining a farm home or transferring title to an immediate family member. This does not include development permits which may be required for uses on individual parcels after the parcel map is recorded.
- (4) A parcel map will be recorded.
- (5) All parcels, five (5) acres or less in area, shall have frontage on, or direct access to, a public road or street.

(c) A division of land which meets the criteria listed in subsection B above is hereby deemed ministerial (pursuant to section 21080(b)(1) of CEQA, and sections 15300.1 and 15369 of the CEQA

Guidelines) and is exempt from environmental review pursuant to Kings County environmental review procedures and the California Environmental Quality Act.

Sec. 21-84. Filing of tentative parcel map; number copies required; size.

Twenty (20) copies of the tentative parcel map, or proposed parcel map in the case of a submittal pursuant to section 21-83.B. above, shall be filed with the secretary of the advisory agency. Additional copies may be required by the secretary of the advisory agency.

The tentative parcel map, or proposed parcel map in the case of a submittal pursuant to section 21-83.B. above, shall be at least eight and one-half (8½) inches by eleven (11) inches in size and no greater than twenty-four (24) inches by thirty-six (36) inches in size.

A tentative parcel map, or proposed parcel map in the case of a submittal pursuant to section 21-83.B. above, shall be considered filed at the time when all requirements of sections 21-81 through 21-86 and section 21-88 of this article have been met.

Sec. 21-85. Tentative parcel map and parcel map filing fees.

At the time of filing the tentative parcel map and parcel map, the subdivider shall pay to the secretary of the advisory agency a nonrefundable fee in an amount established by resolution or order of the board of supervisors.

Sec. 21-86. Information on tentative parcel maps.

All tentative parcel maps, except those for which a final map is not required pursuant to section 21-92, shall be accompanied by a preliminary title report or equivalent and shall contain the following information:

- (a) The name and address of all the legal owner(s) of record of the proposed parcel being divided, and the name and address of the subdivider(s) if not the same.
- (b) The assessor's parcel number or numbers of the land to be divided.
- (c) The division lines and approximate dimensions.
- (d) All existing surface and underground structures and improvements located on the original parcel, together with their dimensions, the distances between them, the distances to division and property lines, and the number of stories or the height of each structure. On parcels ten (10) acres or larger, trees and structures need not be shown if they are more than one hundred (100) feet from proposed division lines.
- (e) The names, widths and location of all existing and proposed streets, abutting or traversing the original parcel, and a statement as to whether the street is private or public and a statement as to whether the street actually exists on the grounds.
- (f) The location, purposes, width, and record owners of all existing and proposed easements or private rights-of-way abutting or traversing any part of the original parcel. Easement boundaries shall be shown by means of a dotted line.
- (g) Date of preparation, north arrow and scale of drawing.
- (h) Existing and proposed use of property.
- (i) Existing and proposed zoning of property.

- (j) Proposed method of sewage disposal.
- (k) Proposed domestic water supply.
- (l) Area of each parcel to be created.
- (m) Proposed parcel numbers.
- (n) If a portion of the original parcel is to be shown as a remainder, a statement of same.
- (o) When septic tanks are proposed results of tests to determine ground water depth and percolation rates, taken in conformance with the improvement standards may be required on tentative map by the advisory agency when sufficient evidence exists to indicate septic tanks may not be permissible.

Sec. 21-87. Review and approval or disapproval.

An approved or conditionally approved tentative map shall expire thirty-six (36) months after its approval or conditional approval.

Sec. 21-88. Extension of approval of tentative parcel map.

Upon application of the subdivider filed prior to the expiration of the approved or conditionally approved tentative map, the time at which such map expires may be extended for a period or periods of time not exceeding a total of three (3) years. However, the total extension time may not be more than three (3) years beyond the end of the original approval.

Before granting any time extension the advisory agency may request additional conditions. However, if the subdivider does not agree to the new conditions the extension may be denied if the advisory agency finds, based on justifying evidence, that unless the condition is imposed, the development will be injurious to public health, safety or general welfare. In such a case the tentative map will expire. The subdivider may immediately submit a new tentative map to which the new condition can be attached. Such additional conditions may be appealed in the same manner as the original approval of the tentative map.

Sec. 21-89. Tentative parcel map and proposed parcel map in lieu of tentative map review procedures.

(a) Tentative parcel maps shall be reviewed pursuant to the procedures required for tentative subdivision maps as contained in section 21-36 of this chapter and the *Subdivision Map Act* except as otherwise provided by this article and the advisory agency shall approve, conditionally approve or disapprove tentative parcel maps in the manner set forth in the *Subdivision Map Act* for tentative subdivision maps. The advisory agency may approve tentative parcel maps only if, in addition to all other requirements, all of the following conditions are met:

- (1) The division conforms to all applicable zoning regulations, regulations of this chapter requirements of county improvement standards, and the *Subdivision Map Act*.
- (2) All proposed parcels shall have road access, in accordance with the improvement standards, allowing access to each parcel, and such roads may, at the discretion of the advisory agency be required for dedication to the county.

(b) A proposed parcel map submitted pursuant to section 21-83.B. shall be reviewed administratively by Division One of the Advisory Agency in consultation with those departments listed in Section 21-10 of this Ordinance and with city officials, school officials, and other public agencies which may be affected by the proposed parcel map. The planning director shall develop procedures to review the parcel map, including the consultation with other officials and agencies he, or she, feels is appropriate, to determine whether the division meets all of the criteria found within section 21-83.B.. The procedures shall require the planning director to complete the review within fifteen (15) working days after receiving the proposed parcel map:

- (1) If the planning director determines that any of the criteria are not met, the planning director shall return the parcel map to the subdivider who may refile it as a tentative parcel map pursuant to section 21-84 of this Article.
- (2) If the planning director determines, after consultation, that all of the criteria are met, the planning director shall sign a certification on the face of the parcel map that the division complies with all applicable general plan requirements. Upon completion of the certification the planning director shall forward the proposed parcel map to the County Surveyor's Office for further processing pursuant to section 21-93 of this Article.

Sec. 21-90. Improvements.

Improvements shall be installed, constructed, and/or provided in accordance with the *Kings County Improvement Standards*.

The subdivider shall construct the required improvements within a reasonable time following approval of the parcel map and prior to issuance of a permit or other grant of approval if the advisory agency determines that the improvement is necessary by reasons of:

- (a) Public health and safety; or
- (b) Orderly development of the surrounding area.

When found to be necessary for the above reasons, the subdivider shall enter into an agreement with the county in the manner described in section 21-51 or construct improvements prior to recording of the parcel map as provided in section 21-49.

When required improvements are not necessary for the above reasons, then their construction may be deferred until such time as the reason for deferment no longer exists, or the first lot of such division is sold, whichever occurs first. Deferment of such improvements shall be allowed only if the subdivider enters into an agreement with the county stating that such improvements will be constructed at the owner's cost. The public works director shall make the determination as to when the reason for deferment no longer exists. The responsibility for construction of required improvements shall be binding on successors in interest of each parcel. Such agreement shall be secured through an improvement security which complies with the requirements of the *Subdivision Map Act*.

Sec. 21-91. Appeals procedure.

If the applicant or any interested person is adversely affected by a decision of the advisory agency the applicant or any interested person adversely affected may appeal to the board of supervisors in the manner set forth in section 66452.5 of the Subdivision Map Act.

Sec. 21-92. Exemptions from parcel map filing requirements.

(a) A tentative parcel map must be filed for all proposed divisions of real property not exempted by this article or the *Subdivision Map Act*. A tentative parcel map must be filed and approved, but in lieu of a parcel map, a parcel map waiver may be recorded if the division is one of the following:

- (1) The smallest resulting parcel is nominally twenty (20) or more acres and is a fractional portion of a section.
- (2) No new parcel is created, the real property is zoned agricultural and the division is for purpose of adjusting common boundaries of adjacent parcels.
- (3) No new parcel is created and all of the following conditions exist:
 - a) The division is for the purpose of adjusting property lines between adjacent properties.
 - b) The properties are in a previously lawfully created subdivision and shown on a recorded map.
 - c) The properties are developed at the time of the proposed division.
 - d) The properties are zoned other than commercial or industrial.
- (4) Four (4) or less parcels are created and every new division line is coincident with a county road, street, freeway, expressway, occupied railroad right-of-way, the California Aqueduct, division lines created by an approved government township plat or survey of public record and all of the property is zoned other than commercial or industrial.
- (5) The division results in only one additional parcel, the division is for financing purposes only and the property is in a general or exclusive agriculture zone district.
- (6) A lot line adjustment where no new parcel is created pursuant to Article VII of this chapter.

(b) Applications for Parcel Map Waiver, pursuant to section 66428(b) of the *Subdivision Map Act*, shall be reviewed by the Planning director. If the Planning director makes the above findings and also finds that the proposed division complies with requirements established by the *Subdivision Map Act* or any other local ordinance related to area, improvements and design, floodwater damage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection, and other requirements, the Parcel Map may be waived.

(c) A division of land which meets the criteria listed in paragraph (a) above is hereby deemed ministerial (pursuant to Section 21080(b)(1) of CEQA, and Section 15369 of the CEQA Guidelines) and is exempt from environmental review pursuant to Kings County environmental review procedures and the California Environmental Quality Act.

Sec. 21-93. Filing of parcel maps.

Final parcel maps shall be filed with the county surveyor in the manner provided in section 21-42 and the fees required by section 21-85 shall be paid at the time the final parcel map is filed with the surveyor.

Sec. 21-94. Signature of owner.

In the event that dedications are required, the parcel map shall contain a certificate signed and acknowledged by all parties having any record title interest in the real property proposed to be subdivided, consenting to the preparation and recordation of the parcel map. In the event dedications or offers of dedication are not required, the advisory agency may require satisfactory evidence that all parties having any record title interest in said property have consented to the proposed division.

ARTICLE VII. LOT LINE ADJUSTMENTS

Sec. 21-95. General.

The processing, review and approval of a lot line adjustment shall be pursuant to the provisions of the *Subdivision Map Act* and this article.

Sec. 21-96. Application.

The provisions of this article shall apply to lot line adjustments as described in the *Subdivision Map Act*.

Sec. 21-97. Procedures for filing an application for a lot line adjustment.

(a) An original application and twelve (12) copies of the site plan must be filed with the Planning director with such non refundable fee as established by resolution or order of the board of supervisors, to cover the cost of processing, reviewing and recording all required documents for the lot line adjustment approval. The County Mapping/Bond fees shall be collected by the Tax Collector prior to the tax clearance signature being placed on the parcel map waiver form which must be done prior to recording. In addition, all County Recorder's fees shall be collected by the Recorder at the time the documents are recorded.

(b) The application shall be in a manner and form prescribed by the Planning director. Copies of such an application form shall be available to the public at the planning department. The original application filed with the Planning director shall be suitable for recording and must be neatly and accurately drawn, lettered and legible.

(c) The application form shall be eight and one-half (8½) by eleven (11) inches in size and shall contain the following information:

- (1) The actual legal description of the property being transferred, which will be used on the deed(s) transferring the property, including a statement that the transferred territory will be joined with a specific parcel and will not become a separate parcel.
- (2) The legal descriptions of each of the properties after the adjustment.
- (3) A site plan that is accurately drawn, and, shall be neatly and accurately drawn, lettered or typed, legible, and containing the following information:
 - a) Date, north arrow, and scale of drawing.
 - b) Existing parcel lines (broken and thin) with dimensions.
 - c) Adjusted parcel lines (solid and bold) with dimensions.
 - d) Location, dimensions, distance to adjusted lines, number of stories or height, of all existing surface and underground structures.
 - e) Name, width, and location of existing or proposed, abutting or transversing streets, easements, or right-of-ways.
 - f) Number of each parcel corresponding to the description and including the Assessor's Parcel Number (APN) below the parcel number.

- g) Area of each parcel after the adjustment.
 - h) Location with dimensions to adjusted lines of existing waste water disposal systems and all wells.
- (4) Preliminary title reports, copies of the deeds, and other instruments of record title for all of the effected properties.

- (d) The application shall be deemed filed when all provisions of this article have been met.
- (e) The lot line adjustment application form must be signed by all of the property owners involved, including trust deed holders.
- (f) At the time of filing an application for a lot line adjustment, the applicant shall pay the Planning Department a non-refundable fee in an amount established by ordinance of the Board of Supervisors.

Sec. 21-98. Procedure for review, determination and completion of a lot line adjustment application.

(a) A lot line adjustment is a ministerial action and shall be administratively reviewed by the planning director pursuant to section 21-5.A., who shall ensure that the lot line adjustment conforms to local zoning and building ordinances, shall also consult with the public works department in order to review the legal descriptions, and shall consult with other departments and agencies as is necessary to adequately review the application.

(b) A lot line adjustment shall not be recorded which does not conform to state law, local ordinance, or other regulation.

(c) Upon completion of the review of the lot line adjustment, the planning director shall notify the applicant that either additional information is necessary, and specify what that information is, or inform the applicant that the application is in order and may proceed. The applicant shall then submit copies of the new legal description(s) for the subject properties being used for the new deed(s). The planning director shall review the legal description(s) to determine that the new deed(s) will be consistent with the lot line adjustment. Recording deed(s) with legal description(s) different from the description(s) approved by the planning director shall not be deemed an appropriate lot line adjustment.

(d) When the lot line adjustment is completed and any required deeds are recorded, title to the transferred territory shall be shown the same as the title on the property that it joined.

(e) Items which will be recorded together are the approved lot line adjustment form and the deed(s) that transfer property where appropriate. Any deed that is recorded shall contain the following:

- (1) A description of the property being transferred.
- (2) A statement that the deed is being recorded pursuant the advisory agency resolution for the lot line adjustment and the date of approval.
- (3) A statement that the transferred territory will be joined with a specific parcel and will not become a separate parcel.

(f) The deed(s) and the required lot line adjustment documents, recorded pursuant to the lot line adjustment approval, shall be reviewed and approved by the planning director prior to being recorded.

(g) The Kings County Treasurer-Tax Collector shall review the lot line adjustment prior to recording the deed(s) and the lot line adjustment form to ensure that property taxes are properly paid pursuant to section 66412.(d) of the *Subdivision Map Act*.

(h) The lot line adjustment form will be recorded at the request of the applicant, or the applicant's agent, after the Kings County Treasurer-Tax Collector has reviewed the lot line adjustment.

After the Kings County Treasurer-Tax Collector has reviewed the Lot Line Adjustment, a representative from the Kings County Public Works Department will accompany the applicant to the Kings County Clerk-Recorder's office to record the documents. The lot line adjustment form will be recorded first, followed immediately in sequence by any deed(s) transferring the property.

(i) Recording of the lot line adjustment documents shall constitute the completion of the procedures by the local agency. Recording of the deed(s) by the applicant shall constitute completion of the lot line adjustment.

(j) The lot line adjustment shall become null and void if the lot line adjustment documents and any required deed(s) have not been recorded within three (3) years of the date that the applicant is informed that the review is complete, and may proceed with the completion of the lot line adjustment, pursuant to section 21-98.C. above. Upon application of the applicant, filed prior to the expiration of the lot line adjustment, the time at which the lot line adjustment expires may be extended by the Planning director for a period or periods not exceeding a total of three (3) years.

Sec. 21-99. Lot line adjustments--Original parcel lines removed.

Whenever the Planning director determines that property lines may be adjusted between two (2) adjacent parcels, the original line shall be considered as having been reverted. In the case where one or more of the original lines are original lines created by a recorded map, then the portion of that original lot annexed to an adjoining parcel shall be considered as merged and shall be a "Unit" for purposes of applying the *Subdivision Map Act* to any future divisions.

Sec. 21-100. Reserved.

ARTICLE VIII. EXCEPTIONS AND APPEALS

Sec. 21-101. General.

Exceptions and conditional exceptions to the regulations prescribed by this chapter may be authorized by the board of supervisors as provided in the *Subdivision Map Act*.

Sec. 21-102. Merger.

Any and all parcels merged prior to July 7, 1977, pursuant to the provisions of the *Subdivision Map Act* of the State of California are deemed unmerged and no further proceedings under this chapter or the Subdivision Map are required for the purpose of sale, lease or financing of such parcels except that, if the sale, lease or financing of such parcels would constitute a subdivision of five (5) or more units or parcels, such parcels shall not be deemed unmerged.

Secs. 21-103 -- 21-110. Reserved.

ARTICLE IX. PENALTIES AND ENFORCEMENT

Sec. 21-111. Penalties

Penalties for violation of this chapter shall be the same as those provided in the *Subdivision Map Act*.

Sec- 21-112. Enforcement.

It shall be the responsibility of the secretary of the advisory agency to notify the district attorney of any violations of this chapter and to sign any necessary complaints, and to record any "notice of violation" as outlined in the *Subdivision Map Act*.

Sec. 21-113. Repeal.

Ordinance No. 187, as amended, and Chapter 21 of the Code of Ordinances of the County of Kings (Ordinance No. 337) are hereby repealed, provided that all maps, records and proceedings made or filed under Ordinance No. 187, as amended, and Chapter 21 of the Code of Ordinances of the County of Kings (Ordinance No. 337) shall remain in full force and effect.

Sec. 21-114. Constitutionality.

If any section, subsection, sentence, clause or phrase of this chapter is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the chapter. The board of supervisors of the County of Kings hereby declares that it would have passed this chapter and each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more of other sections, subsections, clauses or phrases be declared invalid or unconstitutional.

Sec. 21-115. Enactment.

This chapter shall take effect thirty (30) days after its passage, and before the expiration of fifteen (15) days after its passage shall be published once in a newspaper of general circulation published in the County of Kings, together with the names of the members voting for and against the same.

Secs. 21-116 -- 21-119. Reserved.

ARTICLE X. DEDICATION OF LAND OR PAYMENT OF FEES FOR SCHOOL FACILITIES

Sec. 21-120. Legislative intent; purpose.

This article is adopted to supplement and implement sections 65970 to 65981 of the Government Code of the State of California in order to establish a method of providing interim classrooms and related facilities for school districts having conditions of overcrowding within the district or one or more attendance areas thereof. All of the requirements of sections 65970 to 65981 of the Government Code are incorporated by reference and shall apply to school districts and the county as though expressly set forth herein.

Sec. 21-121. Application.

This article applies to all dwelling units and all land proposed for residential development which is owned by any person, firm, partnership, joint venture, association, corporation, estate or trust. In addition, it applies to any land proposed for residential development which is owned by the United States and any agency of the United States, the State Of California and any agency of the state, a City, and any public district or political subdivision of the State of California insofar as it is legally possible to enforce this article, or any portion thereof, against such entities.

Sec. 21-122. Definitions.

The definitions set forth in section 65973 of the Government Code of the State of California shall apply throughout this article. In addition, the following words and phrases, as used in this article, shall have the following meanings:

(a) *Attendance area* means that portion of a school district, with identifiable boundaries determined by the governing board of a school district, from which children residing therein would normally be assigned to attend a specified school in the district.

(b) *Developer* means any person, or any of the other entities mentioned in section 21-121 of this article, who applies to have property rezoned to a residential use, applies for a discretionary permit for residential use, files a tentative subdivision or parcel map for residential purposes, or makes application for a building permit for residential purposes.

(c) *Dwelling unit* means one or more rooms in a building, mobilehome, or portion thereof, designed, intended to be used, or used for occupancy by a person or persons for living and sleeping quarters.

(d) *Mobilehome space* means any space, including each space within a mobilehome park, designed for parking a mobilehome on a temporary, semipermanent or permanent basis.

(f) *Reasonable methods for mitigating conditions of overcrowding* include, but are not limited to, the following:

- (1) Agreements between a developer and the affected school district whereby temporary-use buildings will be leased to the school district for an interim period, or whereby temporary-use buildings owned by the school district will be used.

- (2) The availability of funds, the use of which would not impair the normal functioning of education programs.
- (3) The use of funds which could be made available from the sale of surplus school district real property and/or personal property.
- (4) The use of school district property for temporary-use buildings.
- (5) The use of other schools in the district not having overcrowded conditions.
- (6) Classroom space in other school districts that may be available for use.

Sec. 21-123. School facilities; findings; notification to board of supervisors.

Before a developer may be required to dedicate land or pay a fee in lieu thereof, pursuant to sections 65970 to 65981 of the Government Code of the State of California and this article, the governing board of a school district which operates an elementary or high school shall file a written notice with the board of supervisors containing all of the following:

- (a) The findings required by section 65971 of the Government Code.
- (b) The evidence supporting the findings.
- (c) The reasonable methods for mitigating conditions of overcrowding which have been considered by the school district and any determination made concerning them.
- (d) The precise geographic boundaries of the overcrowded attendance area or areas, if applicable.
- (e) Sufficient evidence on the interim classroom and related facilities needed by the school district, the costs of providing the same, and recommendations on a method for assessing fees and the recommended amount of such fees, so that the board of supervisors may consider setting the fees charged to the developer.
- (f) The schedule as required by Government Code section 65976 with respect to the use of the fees, the school sites to be used, the classroom facilities to be made available, and the times when such facilities will be made available.
- (g) A report from the county building and planning director with respect to whether or not the facilities to be constructed from the fees are consistent with the county's general plan.

Sec. 21-124. Action by board of supervisors.

Upon receipt of such notice from a school district, the board of supervisors shall, by resolution, concur in the findings of the school district or state why it does not concur in such findings.

Sec. 21-125. Fees or land dedication.

(a) When the board of supervisors has concurred in such findings under section 21-124 of this article, the board shall determine the fees payable by a developer. Thereafter, no ordinance rezoning property to a residential use, no discretionary permit for residential use, no tentative subdivision or parcel map for residential purposes, and no building permit for residential purposes, shall be issued, approved or adopted within the school district or affected attendance area, without the fee previously determined by the board being imposed as a condition of such issuance, approval or adoption.

(b) Notwithstanding the provisions of subsection A of this section, the board of supervisors may find that there are specific overriding fiscal, economic, social, or environmental factors which in the judgment of the board would benefit the county and justify an approval, issuance or adoption

without requiring the payment of fees or the dedication of land in subdivisions containing more than fifty (50) parcels.

(c) Notwithstanding the provisions of subsection A of this section, a developer may exercise the option of providing interim facilities at the developer's expense, at a place designated by the school district, in lieu of paying fees; or may enter into any other legally binding agreement with the school district which the school district deems satisfies its needs.

(d) A right to appeal the imposition of fees to the board of supervisors shall be available to a developer, who shall be apprised of such right at the time that fees are imposed in the manner provided by this section.

(e) Any dedication of land, or payment of fees in lieu thereof, shall comply fully with all of the requirements of this article and section 65974 of the Government Code of the State of California.

Sec. 21-126. Exemptions.

This article shall not apply to the following types of projects:

(a) Senior citizen housing approved, financed and/or subsidized by the United States Department of Housing and Urban Development; provided, that the developer enters into a written agreement with the affected school district that the developer will dedicate land or pay fees in lieu thereof, or a combination of both, when and if such restrictions cease during a period the school district has overcrowded conditions within the attendance area in which the development is located.

(b) Conversion of existing apartment buildings to condominiums or a community apartment project, except when such apartment buildings were restricted to senior citizens and said restrictions are removed when the conversion takes place.

(c) Alterations, remodeling or renovations of existing residences which do not result in additional dwelling units.

Sec. 21-127. Determination.

(a) The fees payable by a developer to a school district shall be determined by the board of supervisors at or after the time that the board concurs in the findings of the school district pursuant to section 21-124 of this article. No dedication of land may be required in subdivisions containing fifty (50) parcels or less.

(b) On request of a school district the board of supervisors shall consider adjusting the fee schedule to reflect new information on the fees necessary to alleviate overcrowding caused by new residential development.

Sec. 21-128. Time and place of payment.

When the board of supervisors has determined pursuant to section 21-125 of this article that the developer shall dedicate real property, pay fees in lieu thereof, or a combination of both, the school district shall be responsible to ensure a copy of the determination of the board is sent to the county building official and planning director. Payment of fees required shall then be made to the building official and the planning director at the time the building permit is issued. The school district shall provide verification if a developer provided interim classroom facilities or has dedicated land in lieu of the fee, or has entered into an agreement which satisfies the school district's needs.

Sec. 21-129. Condition precedent to imposition of fees.

Notwithstanding anything in this article to the contrary, no fee or dedication of land may be imposed hereunder unless and until the county receives a valid and enforceable commitment in writing from the school district that it shall at its sole cost and expense defend, represent, pay, and indemnify the county from and for any claim, demand, and/or litigation in any way arising out of or relating to this ordinance, its enforcement and operation, the establishment, the amount of and/or collection of fees established thereunder or therefor.

Sec. 21-130. Report by school district.

The school district shall file with the county planning department not later than October 15th of each year a report on the following:

- (a) The amount of fees received from each developer in the preceding fiscal year period of July 1st through June 30th.
- (b) The facilities leased, purchased or constructed during the previous fiscal year and the amount expended on the facilities.
- (c) A determination whether the school district, or attendance areas if applicable, will continue to be overcrowded in the current school year.
- (d) A schedule specifying how the school district will use fees or land acquired to relieve overcrowding, the sites to be used, the facilities to be acquired and the times when the facilities will be available.

Sec. 21-131. Termination of dedication or fee requirement.

If overcrowding conditions cease to exist in the school district, or affected attendance area, for which a fee or land dedication has been imposed under this article, the school district shall promptly adopt a resolution so finding and deliver a copy of it to the county planning department.

Secs. 21-132 -- 21-139. Reserved.

ARTICLE XI. CERTIFICATES OF COMPLIANCE

Sec. 21-140. General.

The processing, review and approval of a certificate of compliance shall be pursuant to the provisions of the *Subdivision Map Act* and this article.

Sec. 21-141. Application.

The provisions of this article shall apply to a certificate of compliance as described in the *Subdivision Map Act*.

Sec. 21-142. Procedures for filing an application for a certificate of compliance.

(a) An original certificate of compliance application, and three (3) copies of the certificate of compliance application, must be filed with the Planning director with such non refundable fees as established by resolution or order of the board of supervisors, to cover the cost of processing, reviewing and recording the certificate of compliance approval.

(b) The application for the certificate of compliance shall be in a manner and form prescribed by the Planning director. Copies of such an application form shall be available to the public at the planning department. The original application filed with the Planning director shall be suitable for recording and must be neatly and accurately lettered and be legible.

(c) The application form shall be eight and one-half (8 1/2) by eleven (11) inches in size and shall contain the following information:

- (1) The name of the property owner(s) of record for the subject property.
- (2) The legal description of the subject property.
- (3) The Assessor's Parcel Number for the subject property.
- (4) Record data for the subject property including copies of the deeds and other instruments of record title.

(d) The application shall be deemed filed when all provisions of this article have been met.

(e) The certificate of compliance form must be signed by the Planning director and the Kings County Public Works Director prior to recording.

(f) At the time of filing an application for a certificate of compliance, the applicant shall pay the Planning Department a non-refundable fee in an amount established by ordinance of the Board of Supervisors.

Sec. 21-143. Procedure for review, determination and completion of a certificate of compliance application.

(a) A certificate of compliance is a ministerial action and shall be administratively reviewed by the Planning director, who shall determine whether the real property was created in compliance with the *Subdivision Map Act*, the *Kings County Land Division Ordinance*, the *Kings County General Plan*, and the *Kings County Zoning Ordinance*. The Planning director shall consult with the public works department in order to review the certificate of compliance.

(b) A certificate of compliance shall not be recorded which does not conform to state law, local ordinance, or other regulation.

(c) Upon completion of the review of the certificate of compliance, the Planning director shall notify the applicant that either additional information is necessary, and specify what that information is, or inform the applicant that the application is in order and may proceed by recording the certificate of compliance.

(d) The certificate of compliance form, recorded pursuant to the certificate of compliance approval, shall be reviewed and approved by the Planning director prior to being recorded.

(e) Recording of the certificate of compliance shall constitute the completion of the procedures by the local agency.

Sec. 21-144 -- 21-150. Reserved.

Article XII. CORRECTION AND AMENDMENT OF MAPS

Sec. 21-144. Requirements.

Pursuant to the provisions of Article 7 of Chapter 3 of Division 2 of Title 7 of the Government Code, commencing with section 66469 thereof, the procedures established in this Article shall govern the correction or amendment of final or parcel maps.

Sec. 21-145. Method and purposes of correction or amendment.

After a final or parcel map is filed in the office of the County Recorder, it may be amended by a certificate of correction or an amending map for any of the following purposes:

- (a) To correct an error in any course or distance shown thereon.
- (b) To show any course or distance that was omitted therefrom.
- (c) To correct an error in the description of the real property shown on the map.
- (d) To indicate monuments set after the death, disability, retirement from practice, or replacement of the engineer or surveyor charged with responsibilities for setting monuments.
- (e) To show the proper location or character of any monument which has been changed in location, or character, or originally was shown at the wrong location or incorrectly as to its character.
- (f) To correct any additional information filed or recorded pursuant to Section 66434.2, if the correction does not impose any additional burden on the present fee owner of the property and does not alter any right, title, or interest in the real property reflected on the recorded map.
- (g) To correct any other type of map error or omission as approved by the County Surveyor, which does not affect any property right. Errors and omissions may include, but are not limited to, lot numbers, acreage, street names and identification of adjacent record maps

As used in this Section, "error" does not include changes in courses or distances from which an error is not ascertainable from the date shown on the final or parcel map.

Sec. 21-146 Additional modifications.

In addition to the methods and purposes of correction set forth in Section 21-145, a final map or parcel map may be modified by a certificate of correction or an amending map if there are changed circumstances which make any or all of the conditions of the map no longer appropriate or necessary, and if the proposed modifications do not impose any additional burden on the present fee owner of the property, and if the proposed modifications do not alter any right, title or interest in the real property reflected on the recorded map, and if the Board of Supervisors finds that the map as modified conforms to the provisions of Government Code section 66474. Any such modification or modifications to be made under this Section shall be set for public hearing by the Board of Supervisors pursuant to the

provisions of Government Code section 66451.3. The Board of Supervisors shall confine the hearing to consideration of, and action on, the proposed modification or modifications.

Sec. 21-147. Preparation, form and contents.

The amending map or certificate or correction shall be prepared and signed by a registered civil engineer or licensed land surveyor. An amending map shall conform to the requirements of Government Code section 66434, if a final map, or subdivisions (a) to (d), inclusive and (f) to (i), inclusive, of Government Code section 66445, if a parcel map. The amending map or certificate of correction shall set forth in detail the corrections made and show the names of the present fee owners of the property affected by the correction.

Sec. 21-148. Submittal and Approval by County Surveyor.

The amending map or certificate of correction, complete as to final form, shall be submitted to the County Surveyor for review and approval. The County Surveyor shall review the amending map or certificate of correction for compliance with this Article and for compliance with Article 7 of Chapter 3 of Division 2 of Title 7 of the Government Code.

The County Surveyor shall examine the amending map or certificate of correction and if the only changes made are those set forth in Section 21-145, this fact shall be certified by the County Surveyor on the amending map or certificate of correction. All amending maps and certificates of correction shall be reviewed and examined by the County Surveyor pursuant to the provisions of Government Code section 66471.

Sec. 21-149. Filing with the County Recorder.

The amending map or certificate of correction certified by the County Surveyor shall be recorded in the office of the County Recorder. Upon such recordation, the County Recorder shall index the names of the fees owners and the appropriate subdivision designation shown on the amending map or certificate of correction in the general index and map index respectively. Thereupon, the original map shall be deemed to have been conclusively so corrected, and thereafter shall impart constructive notice of all such corrections in the same manner as though set forth upon the original map.”

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