Septic or Off-site Well Easement and Boundary Line Adjustment Guidelines

For parcels created through the County’s contemporary (1972 to present) subdivision process boundary line adjustments to facilitate development will be considered.

Boundary line adjustments will not be considered to allow development for lots recognized by a Certificate of Compliance, land patent, or other instrument that may establish the lands as legally separate unless currently developed or able to be developed in the lands existing configuration.

As a last option, off site septic or water easements will be considered for parcels that are developed or have been created through the County’s contemporary subdivision process.

Off site septic or water easements will not be considered for lots that are currently undeveloped (not containing a legal residence) and were created prior to the County’s contemporary subdivision process if, in accordance with Mendocino County Code, they are substandard in size, (i.e. lots sized between 6,000 and 12,000 square feet not served by a water and sewer district, or greater than 12,000 square feet but less than 40,000 square feet not served by a sewer or water district).

When parcels of fractional acreage are used via boundary line adjustments or off site septic easements to create developable lands it undermines the orderly development of land, which General Plan and Land Division policies support.