

Attachment A
Discussion

PLN120371

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DISCUSSION

Project Site and Proposed Action

The property is located south of Jolon Road and north of Nacimiento Lake Drive in Bradley. Access to each new parcel exists from a dirt road off of Jolon Road. There is an existing 20 foot right of way on the southern portion of Parcel A providing access to Parcel B and a 20 foot wide road easement which provides access to Parcels C and D.

The applicant is requesting a reconfiguration of the current lot lines to change acreage as shown on Table 1.

Table 1. Redistribution of Acreage			
	Existing Acreage	Proposed Acreage	Difference
Parcel A	160	156	-4
Parcel B	160	157	-3
Parcel C	148	227.6	79.6
Parcel D	177.6	105	-72.6
Total:	645.6	645.6	0

Environmental Review

The proposed Lot Line Adjustment is categorically exempt under California Environmental Quality Act (CEQA) Guidelines Section 15305(a) which exempts minor lot line adjustments with an average slope of less than 20% and not resulting in the creation of any new parcel. The project proposes to adjust lot lines between four parcels totaling 645.6 acres with average slopes less 20%. No changes in land use or physical changes in the land related to the lot line adjustment are proposed or expected.

Findings (Lot Line Adjustment under Williamson Act)

The lot line reconfiguration is subject to Government Code Section 51257, which requires specific findings for Lot Line Adjustments of property under Williamson Act Contract. In order to facilitate a Lot Line Adjustment of property under Williamson Act Contract, Government Code Section 51257 requires that the Board must find all of the following (California Government Code Sections 51257(a)(1) – 51257(a)(7)):

- (1) The new contract or contracts would enforceably restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contract, but for not less than 10 years.
- (2) There is no net decrease in the amount of the acreage restricted. In cases where two parcels involved in a lot line adjustment are both subject to contract rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contract is at least as great as the aggregate acreage restricted by the rescinded contract.

- (3) At least 90 percent of the land under the former contract or contracts remains under the new contract or contract.
- (4) After the lot line adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural use, as defined in Section 51222.
- (5) The lot line adjustment would not compromise the long-term agricultural productivity of the parcel or other agricultural lands subject to a contract or contract.
- (6) The lot line adjustment is not likely to result in the removal of adjacent land from agricultural use.
- (7) The lot line adjustment does not result in a greater number of developable parcels than existed prior to the adjustment, or an adjusted lot that is inconsistent with the general plan.

The materials and information presented in PLN120371 support staff's recommendation to approve the Lot Line Adjustment. No net decrease in the amount of acreage under Contract will result from the proposed adjustment. All of the land under the former Contract will be retained under the new or amended contract. There will be no change in the agricultural operations currently on the properties; therefore, the Lot Line Adjustment will not compromise the long-term agricultural productivity of the lots. The proposed Lot Line Adjustment is not likely to result in the removal of adjacent land for agricultural use as no changes in use are anticipated as a result of the lot line adjustment. No additional developable parcels or lots will be created as a result of the newly reconfigured lots. The reconfigured lots will remain under the County Williamson Act Program through recorded and updated Land Conservation Act Contract through, at minimum, 2023.