

DISCUSSION

Project Site and Proposed Action

The applicant is requesting a reconfiguration of the current lot lines to change acreage between two existing legal lots of record, as shown on **Table 1**. Parcel C (93.4 acres) currently is the location of Patterson Ranch consisting of existing ranch structures and a well. Parcel D (322.8) has an existing dwelling and well. Both lots are zoned F/40 (Farmlands, 40 acres per unit) and RG/40 (Rural Grazing, 40 acres per unit) and are surrounded by grazing land. The proposed lot line adjustment will remove 47.8 acres from Parcel D and add 47.8 acres to Parcel C. The subject lots are located near the intersection of Jolon Road and Lockwood – Bradley Road, approximately two miles from the center of Lockwood. The parcels are under a Williamson Act Agricultural Preserve per Land Conservation Contract No. 73-34A.

The proposed lot line adjustment between two existing legal lots of record is being requested due to different ownership interests as a result of the death of the previous owner, and the subsequent distribution of her trust. The proposed lot line adjustment would return property lines to the locations set forth in the distribution of trust.

Table 1 - Redistribution of Acreage

	Existing Acreage	Proposed Acreage	Difference
Parcel C	93.4	141.2	+47.8
Parcel D	322.8	275	-47.8
Total	416.2	416.2	

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 two parcels with an average slope less than 20%. No change in land use or physical changes in the land related to the lot line adjustment are proposed.

Findings (Lot Line Adjustment under Williamson Act)

In order to facilitate a Lot Line Adjustment of property under Williamson Act Contract, Government Code Section 51257 requires that the Board find the following:

- (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restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than 10 years.
- (2) There is no net decrease in the amount of the acreage restricted. In case where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.
- (3) At least 90 percent of the land under the former contract or contracts remains under the new contract of contracts.
- (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 contracts.

- (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 the application 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 new or amended Contract will not compromise the long-term agricultural productivity of the lots. No additional developable parcels or lots will be created as a result of the newly reconfigured lots.