

## DISCUSSION

### Project Site and Proposed Action

The applicant is requesting a reconfiguration of the current lot lines to change acreage between three (3) existing legal lots of record, as shown on **Table 1**. Parcel 1 (318.79 acre) is located approximately 2,600 feet north of the intersection of Cattlemen Road and Pine Valley Road. Parcel 2 (250.90 acres) is located adjacent to Pine Valley Road. Parcel 3 (35.60 acres) borders Cattlemen Road to the east. All three (3) lots are zoned F/40 (Farmlands, 40 acres per unit) and are surrounded by farmland. The proposed Lot Line Adjustment will add 130.86 acres to proposed Parcel A, remove 210.90 acres from Parcel 2 which will result in proposed Parcel B, and add 80.04 acres to proposed Parcel C. The parcels are under a Williamson Act contract (AgP 69-29).

The Lot Line Adjustment is requested in order to differentiate the farmable land from a separate a forty (40) acre building site. The Lot Line Adjustment will adjust existing lot lines to result in the existing dwelling on Parcel 1 being located on Parcel B. The office structure and septic system existing on Parcel 1 will be demolished; leaving all of proposed Parcel A and proposed Parcel C free for agricultural operations.

### Environmental Review

The proposed Lot Line Adjustment is categorically exempt under California Environmental Quality Act (CEQA) Guidelines Section 15305(a) which exempts minor alterations in land use limitations in areas with an average slope of less than 20% which do not result in any changes in land use density, including minor lot line adjustments not resulting in the creation of any new parcel. The project proposes to adjust lot lines between three (3) parcels with an average slope of 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restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than 10 years.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 In the case where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the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 or 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 existing prior to the adjustment, or an adjusted lot that is inconsistent with the general plan.

The materials and information presented in PLN120819 support staff's recommendation to approve the proposed 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 or Contracts. There will be no change in the agricultural operations currently on the properties; therefore, the new or amended Contract or Contracts 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.