

Attachment A

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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**.

The proposed lot line adjustment entails the transfer of 1.12 acres from Parcel 1 (1140.62 acres) to Parcel 2 (40 acres), then 1.12 acres from Parcel 2 to Parcel 3 (661.88 acres); resulting in one 1139.50 acre parcel (Parcel 1), one 40 acre parcel (Parcel 2), and one 663 acre parcel (Parcel 3). All lands are zoned F/40 (Farmlands, 40 acres per unit). All properties are under Williamson Act Farmland Security Zone Contracts (FSZ K No. 2001-006 and FSZ K No. 2001-007), owned by Fairview Real Properties LLC and South County Property Company LLC.

Table 1 - Redistribution of Acreage

	Contract	Existing Acreage	Proposed Acreage	Difference
Parcel 1	FSZ K No. 2001-006	1140.62	1139.50	- 1.12
Parcel 2	FSZ K No. 2001-007	40	40	0
Parcel 3	FSZ K No. 2001-006	661.88	663	+1.12
Total		1,842.5	1,842.5	

A lot line adjustment between three (3) existing legal lots of record is being requested in order to clearly delineate the leased area within Parcel 2 from the vineyards areas within Parcel 1 and Parcel 3, while not reducing the acreage of Parcel B to less than 40 acres. No new uses are proposed. The exterior boundaries of the contracts will not change.

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 (2) parcels with an average slopes 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restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than 10 years.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 cases 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 PLN140369 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 Contracts will be retained under the new or amended 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.