

Attachment A  
Discussion

PLN120829



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Project Site and Proposed Action

The subject parcels are located 5 miles northeast of the incorporated community of Gonzales. A portion of Johnson Canyon Road transects two (2) of the subject parcels. The aforementioned road has been abandoned by the County and is no longer a County maintained road. The abandonment did not cut off access to the subject property and did not terminate public service easements on Johnson Canyon Road. The property consists primarily of rolling hills and sparse areas of oak savanna. There is an existing single family residence on Parcel A. The water source well is located on Parcel B. For this reason the property owners have agreed to this reconfiguration which will relocate the well at the northeasterly corner of Parcel B (Naegle property) onto the Batistich property Parcel 1. Both properties have historically been used for cattle grazing and will continue to be used to graze livestock if the Lot Line Adjustment is approved. Under the present lot configuration, Parcels A and B are provided with vehicular access to Johnson Canyon Road. The proposed Lot Line Adjustment will provide frontage access onto Johnson Canyon Road for all three (3) lots.

Redistribution of Acreage (Approximate)

	EXISTING ACREAGE	PROPOSED ACREAGE	NET ADJUSTMENT
PARCEL "A/1"	158	140	<18> acres
PARCEL "B/2"	80	77.8	<2.2> acres
PARCEL "C/3"	80	100.2	20.2 acres

The above table indicates how the lots will be reconfigured. All three (3) properties will remain within the existing boundaries of Land Conservation Contract No. 76-4 after the reconfiguration.

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. No changes to Land Use or Density will affect the land as a result of the proposed Lot Line Adjustment. No change in land use is proposed or anticipated.

Findings (Lot Line Adjustment under Williamson Act)

The Lot Line Adjustment is subject to Government Code Section 51257 which requires specific findings for Lot Line Adjustments of property under Williamson Act Contract. These findings are listed below and further discussed in **Attachment B**, Findings 7 through 13. 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 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 existed prior to the adjustment, or an adjusted lot that is inconsistent with the general plan.

The materials and information presented in project file PLN120829 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. 100% of the land under the former Contract 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 Contracts 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 Contracts through, at minimum, the year 2034.