

Attachment A

DISCUSSION

Project Site and Proposed Action

The subject lots are located off of Gloria Road and Iverson Road in Gonzales, approximately 2.5 miles east of Highway 101 and just a mile east of the City of Gonzales. The property consists primarily of flat agricultural in vineyards. Access to Parcel B (Assessor's Parcel Numbers 223-042-022-000 and 223-042-025-000) is from Gloria Road and access to Parcel A (Assessor's Parcel Number 223-042-008-000) is from Iverson Road and Gloria Road.

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

	Existing Acreage	Proposed Acreage	Difference
Parcel A	525.12	524.97	0.15
Parcel B	30.76	30.91	-0.15
Total:	555.88	555.88	0

Parcel B has been an agricultural facility for the past 40 years and was recently approved (Planning File No. PLN120312) for a 15,043 square foot addition to an existing 32,008 square foot processing plant. Parcel B will have a new truck access-way off of Harkins Road. Parcel A contains two wells and a reservoir. Parcel B contains one well and a proposed well lot easement on the northwest corner of the lot. No additional development nor change in use is proposed.

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 totaling 0.15 acres with average slopes less 20%. No changes in land use nor 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restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contract, but for not less than 10 years.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 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 PLN090248 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 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. 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 a recorded new or amended Land Conservation contract or contracts which renew annually each January 1 unless a Notice of Non-Renewal has been issued by the property owner or by the County.