

ATTACHMENT A
DISCUSSION

Project Site and Proposed Action

The subject parcel, and lots contained within, are located at 69210 Parkfield-Coalinga Road, approximately 1.75 miles due north from the unincorporated community of Parkfield (Population 18). The property consists primarily of rolling hills and oak woodlands, with a series of small ravines draining from west to east with seasonal flows draining into Little Chualar Creek. The property has historically been used for commercial cattle grazing, and will continue to serve primarily in this function after approval of the Lot Line Adjustment. There is a single family dwelling and two agricultural support buildings located on the current Lot “A”, all of which will remain on the proposed Lot “1” following the Lot Line Adjustment.

Table 1. Redistribution of Acreage (Approximate)

	EXISTING ACREAGE	PROPOSED ACREAGE	NET ADJUSTMENT
LOT “C/1”	5.6	102.4	+ 96.8
LOT “A/2”	159.6	102.6	-57.0
LOT “B/3”	142.1	102.3	-39.8

Under the present lot configuration, only Lots “C” and “B” are provided with vehicular access to Parkfield-Coalinga Road. The only manageable access, however, is provided by the gravel road which connects with the road at 5.6-acre Lot “C” (The dirt road access point at Lot “B” is steep and navigable only by way of 4-wheel drive vehicle). The proposed Lot Line Adjustment will require the inclusion of a 60’-wide road and utilities easement which will provide access for all resulting Lots from the existing (and best), access point at current Lot “C.”

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.

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 **Exhibit B**, Findings 10 through 16. 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restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than 10 years.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 PLN130280 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 2033.