

Attachment A

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DISCUSSION

Project Site and Proposed Action

The subject parcels are located on Hare Canyon Road, approximately seven (7) miles due northeast from the town of Bradley. The properties consist almost exclusively of rolling hills and oak woodlands which are utilized for cattle grazing under the management of Indian Valley Cattle Company.

Table 1. Redistribution of Acreage (Approximate)

	EXISTING ACREAGE	PROPOSED ACREAGE	NET ADJUSTMENT
LOT "A"	120.57	156.93	+ 36.36
LOT "B"	40.62	175.51	+134.89
LOT "C"	320	160	-160
LOT "D"	171.3	160.05	-11.25

The Lot Line Adjustment will serve to reconfigure lots "A" and "D" entirely to the northwest of Hare Canyon Road and parcels "B" and "C" entirely to the southeast of Hare Canyon Road, whereas three (3) of the four (4) parcels in their present configuration contain acreage on both sides of Hare Canyon Road.

The Adjustment will produce superior parcel configurations for the purpose of access. The General Plan designations for the subject lots are "Permanent Grazing 10-160 Acre Minimum," and the parcels are zoned "Permanent Grazing/160 acre-minimum." The Lot Line Adjustment will result in three (3) parcels of 160 acres or greater, whereas only two (2) of the four (4) parcels are presently larger than 160 acres. The remaining parcel will be adjusted from 120.57 acres to 156.93 acres, and while still "non-conforming," will be brought closer to zoning conformity. This is consistent with past practice and General Plan requirements to make parcels more conforming.

The proposed configuration of Parcel "C" does not have frontage on a road. A Condition of Approval has been added to require dedication of an easement to provide adequate access across Parcel "B" in compliance with Monterey County Code Title 19, "Design and Improvement Standards":

19.10.045 – Access: Access to each parcel shall be provided either by fronting on a Publicly maintained road or by having approved legal access via a private road of adequate right-of-way width. Access shall meet the applicable road standards and be deemed adequate only if it will allow reasonable ingress and egress for emergency vehicles.

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 in areas with an average slope of less than 20%.

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 PLN150357 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. One hundred percent (100%) 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 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 2035.

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