

# Attachment A

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ATTACHMENT A  
DISCUSSION

Project Site and Proposed Action

The subject parcels are located on Hare Canyon Road, approximately 6.5 miles 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
EXISTING/PROPOSED LOT "1"* APN 423-111-011	640	593.9	- 46.1
EXISTING/PROPOSED LOT "2" APN 423-111-010	160	194.8	+34.8
EXISTING/PROPOSED LOT "3"* APN 423-111-009	160	171.3	+11.3

\*Williamson Act parcels – Contract No. 69-28a

The proposed lot line adjustment will serve to reconfigure parcels 1 and 3 entirely to the northwest of Hare Canyon Road and parcel 2 entirely to the southeast of Hare Canyon Road. All three (3) parcels in their present configuration contain acreage on both sides of Hare Canyon Road.

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restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than 10 years.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 In cases where two parcels involved in a Lot Line Adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.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.

Two (2) of the three (3) parcels (Assessor's Parcel Numbers 423-111-011-000/"Parcel 1" and 423-111-009-000/"Parcel 3") currently comprise 800 combined acres of the approximately 4,209 acres grazing land under Williamson Act Land Conservation Contract No. 69-28a. The current lot configuration consists of Parcel "1" at approximately 640 acres, Parcel "2" at 160 acres and Parcel "3" at 160 acres. The approved Lot Line Adjustment would result in a Lot "1" of approximately 593.9 acres, a Lot "2" of 194.8 acres and a Lot "3" of 171.3 acres, respectively. In order to avoid a net reduction of acreage under Williamson Act, which is not allowable under program rules (see 51257(a)(2), above), the applicant is asking that the lot line adjustment approval be concurrent with approval of the acreage under Assessor's Parcel Number (APN) 423-111-010-000 for inclusion under Williamson Act Contract No. 69-28a. Pursuant to said inclusion, the result of the overall project approval would be a net gain of 160 acres to the property contracted under Land Conservation Contract No. 69-28.a (Approximately 4,369 acres overall).

The California Land Conservation Act of 1965, commonly referred to as the Williamson Act, and Board of Supervisors Resolution No. 03-383, Amending Procedures for the Creation of Agricultural Preserves (AgP) and Contracts, authorize the Board to enter into Contracts with private landowners for the purpose of restricting certain parcels of land to commercial agricultural production of food or fiber. In return, landowners receive lower property tax assessments based upon the restricted Williamson Act value as opposed to full market value.

As is standard procedure for all applications for Williamson Act inclusion, the request for establishment of an Agricultural Preserve Land Conservation Contract specific to the acreage under APN 423-111-010-000 has been reviewed by the members of the Agricultural Preservation Review Committee (APRC). The Committee is comprised of representatives from the Agricultural Commissioner's Office, Resource Management Agency-Planning Department, County Assessor's Office and the Office of the County Counsel. The APRC has recommended that the application be approved for inclusion to existing Contract No. 69-28a. by the Board of Supervisors. Board action is required to establish an Agricultural Preserve and Land Conservation Contract, if the subject property meets the criteria found under Board Resolution No. 03-383 (Procedure for the Creation of Agricultural Preserves and Contracts – **ATTACHMENT F**). All of the acreage subject to the existing Land Conservation Contract No. 69-28a and the 160 acres proposed to be included in Agricultural Preserve and Land Conservation Contract No. 69-28a (approximately 4,369 acres) are currently managed for cattle grazing by the Indian Valley Cattle Company. Further, the subject property meets the minimum income (i.e., \$8,500 gross income for three [3] of the past five [5] years) and acreage (100 acres or more) requirements for inclusion in the Williamson Act program pursuant to Board of Supervisors Resolution No. 03-383 (Procedures for establishing Agricultural Preserve Contracts).

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