



# PLN210253

## Rava Trust

Board of Supervisors

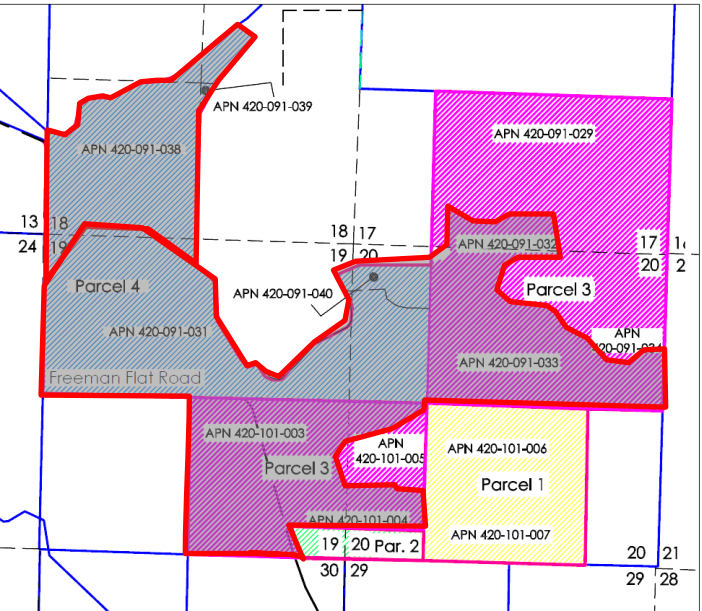
April 18, 2023

Item #22

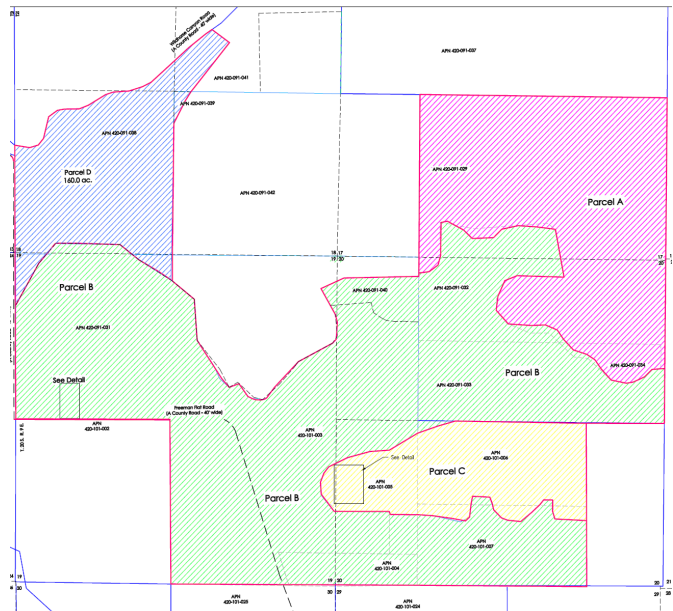


# Project Description

- Lot line adjustment between four lots of record.
- Parcel 4 and portions of Parcel 3 are under Williamson Act Contracts.



Existing configuration



Proposed configuration

Existing		Proposed	
Parcel 1	160 acres	Parcel C	125.5 acres
Parcel 2	24.6 acres	Parcel B	730.1 acres
Parcel 3	692.2 acres	Parcel A	303.2
Parcel 4	440	Parcel D	160
Total	1,316.8 acres		1,316.8 acres



# Williamson Act Findings

1. New/amended contracts will restrict the parcels for at least 10 years.
2. No net decrease in the amount of Williamson Act acreage.
3. At least 90% of the land under former contracts will remain under new contracts.
4. Resulting lots will sustain agriculture use.
5. Lot line adjustment will not affect agriculture productivity.
6. Lot line adjustment will not result in the removal of adjacent lands from agriculture use.
7. Lot line adjustment will not result in a greater number of developable parcels.



# Recommendation

1. Find the project categorically exempt per Sections 15305 of the CEQA guidelines; and
2. Approve a Lot Line Adjustment between four legal lots of record (under Farmland Security Zone Contract Nos. 68-016 and 93-011): Parcel 1 (160.0 acres), Parcel 2 (24.6 acres), Parcel 3 (692.2 acres) and Parcel 4 (440.0 acres), resulting in four lots containing 123.5 acres [Adjusted Parcel 1 (C)], 730.1 acres [Adjusted Parcel 2 (B)], 303.2 acres [Adjusted Parcel 3 (A)], and 160 acres [Adjusted Parcel 4 (D)], with no net change in acreage under the Williamson Act Contracts.