

Exhibit A

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PROJECT DISCUSSION

The Planning Director is the appropriate authority to consider the proposed project pursuant to Section 19.09.025.A. of *Subdivisions*, Title 19. Staff finds that the Minor Lot Line Adjustment is exempt from CEQA, and is in conformance with standards set forth in the Subdivision Map Act and Chapter 19.09, *Lot Line Adjustments*.

Plan and Ordinance Consistency

According to the Subdivision Map Act, §66412 a local agency shall limit its review and approval of a lot line adjustment to a determination of whether or not the parcels resulting from the lot line adjustment will conform to the local general plan, any applicable coastal plan, and zoning and building ordinances. An advisory agency or local agency shall not impose conditions or exactions on its approval of a lot line adjustment except to conform to the local general plan, any applicable coastal plan, and zoning and building ordinances, to require the repayment of real property taxes, or to facilitate the relocation of existing utilities, infrastructure, or easements.

General Plan Consistency

The 2010 General Plan, Land Use Element, includes policies related to lot line adjustments. Staff has reviewed the proposed lot line adjustment application for consistency with the applicable policies, LU-1.14, LU-1.15, and LU-1.16, and provides a consistency analysis below.

- a) *LU-1.14: Consistent with the provisions of the State Subdivision Map Act, lot line adjustments shall be between four or fewer existing adjoining parcels.*

The Lot Line Adjustment would result in the adjustment between two parcels; therefore, the project is consistent with this policy.

- b) *LU-1.15: Where a lot line adjustment may be configured to result in lots conforming to the policies and standards of this General Plan, the configuration is required. Lot line adjustments that may compromise the location of wells, on-site wastewater systems or envelopes should not be approved.*

The proposed adjustment would not create parcels that conflict with the policies and standards of the General Plan; alternatively, the adjustment would support the agricultural viability and long-term management of the Von Horn family farm, as detailed in the consistency discussion of Policy LU-1.16. In addition, Environmental Health staff has reviewed the proposed lot line adjustment and has found that the well and septic systems serving the single-family residences on Parcel 1 and Parcel 2 would not be impacted.

- c) *LU-1.16: Lot line adjustments between or among lots that do not conform to minimum parcel size standards may be allowed if the resultant lots are consistent with all other General Plan policies, zoning and building ordinances and the lot line adjustment would:*
- (d) *Produce a superior parcel configuration; or (g) better achieve the goals, policies, and objectives of the General Plan; or (h) facilitate routine and ongoing agricultural activities.*

The proposed Lot Line Adjustment would result in greater agricultural viability of Parcel 1, both economically and in terms of long-term sustainability, with no negative impacts to Parcel 2. The Van Horn family, who has owned the land since the 1800's, seeks to continue responsible stewardship of their ranch. In response to the drought and other factors, the Van Horn's analyzed their cow-calf operation to explore a transition to organically raised livestock. They have reduced livestock numbers due to lack of feed and their concern regarding overgrazing, which leads to erosion, dust impacting air quality, and the reduced ability of native grasses to return. This care has resulted in healthy animals, as well as improved rangeland feed supply this year.

The Lot Line Adjustment would further improve the Von Horn's cow-calf operations by dedicating a pasture area close to the house on Parcel 1 that would be large enough to use during calving season. This pasture area would enable the owner of Parcel 1 to monitor their cows and new calves more closely and would reduce their predator and difficult birth losses, as well as allow the rancher to perform certain standard procedures on the calves while they are young. During weaning time, animals are more susceptible to health issues and must be monitored more closely. If the animals are raised organically, the family will not have the option of using antibiotics, and the family will have to monitor the animals closely. The pasture would later be used on a rotational basis with the grazing land in the back of the ranch, and again during weaning time.

The existing 13 acres of flat pasture land on the existing ranch, Parcel 1, are not sufficient to provide their livestock adequate space. The 33 acres proposed to be transferred from Parcel 2 to Parcel 1, would provide the ideal location for the cow-calf operations during weaning time. Currently, the only area the Van Horn's have on Parcel 1 for this practice is near the back of the ranch. In addition to not being able to monitor the cows-calves at the back of the ranch, there are geographic barriers on Parcel 1 that would require access by a steep road, and the area is more susceptible to erosion.

In conclusion, the proposed Lot Line Adjustment better meets the applicant's objective for both parcels to have adequate calving areas for continued Agricultural operations and allow the Von Horn family to closely monitor their cow-calf operations, resulting in better facilitation of routine and on-going agricultural activities on Parcel 1. Additionally, the Lot Line Adjustment would support the agricultural productivity and sustainability of Parcel 1, while having no negative impacts to agricultural viability of Parcel 2. A small portion of the 33 acres to be transferred from Parcel 2 to Parcel 1 is currently managed as row crop farming and would be converted to pasture for the cow-calf operation. The soil type on Parcel 1 is suitable to support the type of pasture the family is considering. By better achieving agricultural productivity and sustainability of the Von Horn family ranch, the proposed Lot Line Adjustment therefore would better achieve the goals and policies of the General Plan.

Zoning Ordinance and Building Codes Consistency

The subject parcels of the Lot Line Adjustment are zoned Farmland “F/160” and Permanent Grazing “PG/160,” which allow a 160 acre minimum lot size for farming and grazing uses. The County’s zoning ordinance Title 21, and the building codes have been reviewed. Pursuant to the zoning regulations and findings required in order to grant a Lot Line Adjustment, staff has found:

1. The parcels would remain in agricultural use, as allowed by Sections 21.30.040, *Uses Allowed*, of the Farmland and Permanent Grazing Districts,.
2. The Lot Line Adjustment conforms to Sections 21.30.060 and 21.34.060, *Site Development Standards*, of the Farmland and Permanent Grazing District.
3. The Lot Line Adjustment would not impact existing structures on-site, or conflict with the 2013 California Uniform Building Code.
4. As required by Section 19.09.020 the lot line adjustment map is consistent with the General Plan, and applicable zoning and building ordinances.

With the proposed three conditions of approval pertaining to recording newly configured parcels, staff recommends approval of the Lot Line Adjustment (See Conditions 1, 2, and 3).

California Environmental Quality Act - CEQA

The project is categorically exempt from the provisions of CEQA under Section 15305 (a), *Minor Alterations in Land Use Limitations, Minor Lot Line Adjustments*. The project involves a minor lot line adjustment that would transfer 33 acres between two parcels. This adjustment would not result in the creation of any new parcel, and would not result in significant effects on the environment.

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