



Board of Supervisors  
Meeting Date: September 12, 2017  
Prepared By: Kathryn Parish  
Preparer Phone: 530-527-2200  
Preparer Email: kparish@co.tehama.ca.us  
Regular Item

## **PLANNING DEPARTMENT - Planning Director Kristen Maze**

### **Requested Action(s)**

- a) PUBLIC HEARING - To propose an adjustment to common property lines between two (2) existing parcels and three (3) existing tax area APNs
- b) Request adoption of a finding that Lot Line Adjustment #17-05 is categorically exempt from CEQA under the Class 5 Categorical Exemption (California Code of Regulations, title 14, section 15305, subdivision (a))
- c) Request adoption of findings relative to Lot Line Adjustment #17-05 as set forth in this staff report and request approval of Lot Line Adjustment #17-05

### **Or**

- d) Failing to make the recommended findings, move that the Board of Supervisors continue the item to the next meeting and direct staff to prepare findings to deny Lot Line Adjustment #17-05

### **Financial Impact:**

None

### **Background Information:**

The applicants propose to adjust common property lines between two (2) existing parcels and three existing tax area APN's because Paskenta Rd. does not legally split a parcel; APN for first parcel- 061-100-14 and APN's for second parcel- 061-100-16 & 061-100 17 (See Vicinity Map with the existing lot configurations as Attachment A). The total acreage of the properties is approximately 547.86 acres and is owned by the two parties. The lands to the east of Paskenta Rd. are zoned AG-2; Agriculture Valley District. The lands to the west of Paskenta Rd. are AG-1; Upland Agricultural District. The area within APN 061-100-14 is encumbered by a Williamson Act Contract, which totals approximately 392.48 acres. The lot line adjustment will realign two lots/parcels into two lots/parcels with new boundaries that are located along Paskenta Rd. APN-061-100-14's south eastern property line that runs perpendicular to Paskenta Rd. will move down along the center line of Paskenta Rd. thereby including APN 061-100-16's area within the resulting Lot A. Lot B will be the remainder portion of the legal parcel that was split by Paskenta Rd. with its new western property line coinciding with the western boundary line on APN 061-100-17 (See Lot Line Adjustment Diagram #17-05 as Attachment B). If the lot line adjustment is approved it will result in Lot A (429.51 Acres) and Lot B (118.35 Acres). The resulting parcels will be consistent with their zoning districts and remain under the applicant's individual ownerships. The parcels are located approximately 2.6 miles east of Rancho Tehama along the southern side of

Rancho Tehama Road and eastern and western side of Paskenta Rd. in portions of Sections 15 and 32, Township 25N, Range 4W M.D.B.&M.

**Attachment List:**

Brouwer LLA 17-05 BOS SR 9-12-17 (PDF)

Attachment A - Vicinity Map (PDF)

Attachment B - LLA & MRG Exhibit (PDF)

Attachment C - Findings (PDF)

Attachment D - Agricultural Preserve and WA Contract (PDF)

PH Notice (PDF)